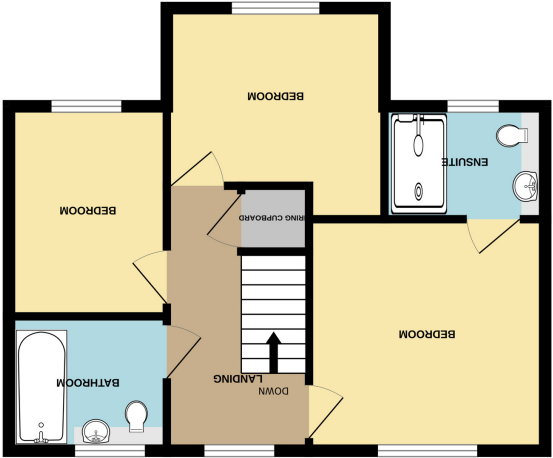
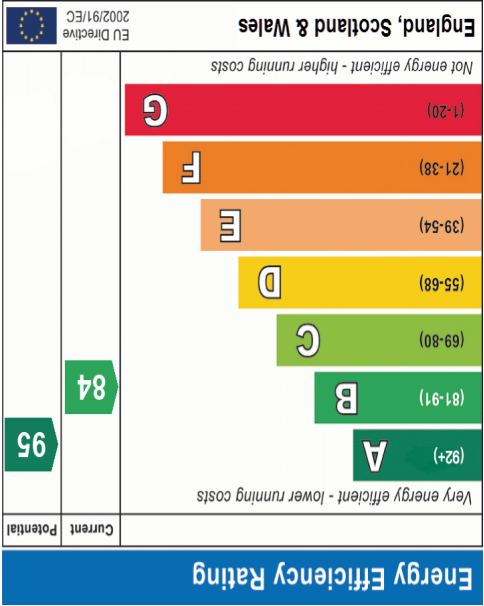
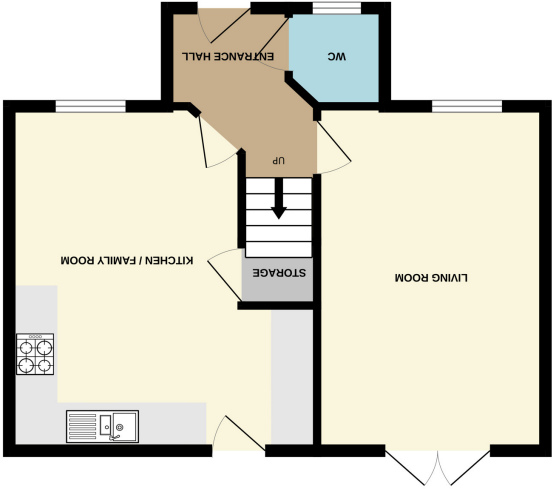


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 sq.m.) approx.
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ENTRANCE HALL

9' 6" x 6' 5" (2.90m x 1.96m)maximum. Via composite hardwood effect entrance door into hallway. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Amtico wood effect flooring laid throughout. Wall mounted 'Nest' thermostat. Door to ground floor WC.

GROUND FLOOR WC

5' 10" x 4' 3" (1.78m x 1.30m) High level UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point and ceiling vented extractor. Wall mounted panelled radiator. Suite comprises of a concealed cistern push flush WC and suspended wash basin with mixer tap and ceramic tiled splash back tiles.

LIVING ROOM

16' 2" x 10' 9" (4.93m x 3.28m) UPVC double glazed window to front aspect with fitted shutter blinds. UPVC double glazed patio doors opening to garden. Smooth plastered ceiling with two ceiling light points. Wall mounted panelled radiators x 2 . Amtico wood effect flooring laid throughout.

KITCHEN/FAMILY ROOM/DINER

16' 2" x 14' 6" maximum - narrowing to 10'11". UPVC double glazed window to front aspect with fitted shutter blinds. Corresponding window to rear with fitted shutter blinds and composite back door with double glazed insert opening to garden. Smooth plastered ceiling with two ceiling light points, carbon monoxide mains wired alarm, and additional mains wired smoke alarm. Kitchen area comprises of a range of contrasting wall mounted and base level kitchen cabinet and drawer units with four ring Zanussi gas hob inset to worktop with extractor hood over. Stainless steel one and a half bowl sink unit with mixer tap & drainer. Integral fridge/freezer, integral dishwasher, concealed wall mounted Potterton boiler. Space & plumbing for washing machine. Built in under stairs storage cupboard. Wall mounted double banked panelled radiator to dining area. Continuation of Amtico wood effect flooring throughout.

FIRST FLOOR LANDING

12' 5" x 6' 9" (3.78m x 2.06m)maximum. Via carpeted staircase with timber balustrade/handrail. UPVC double glazed window to rear aspect with built in shutter blind. Access to loft, via pull down loft hatch. Smooth plastered ceiling with mains wired smoke alarm and ceiling light point. Built in airing cupboard housing pressurised water system.

BEDROOM ONE

11' 0" x 11' 1" (3.35m x 3.38m) UPVC double glazed window to rear aspect with built in shutter blind. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobes Carpet laid throughout. Door opening to ensuite.

ENSUITE

4' 9" x 7' 8" (1.45m x 2.34m) Obscure UPVC double glazed to front aspect. smooth plastered ceiling with ceiling light point and ceiling vented extractor. Suite comprises of a double shower enclosure with sliding shower screen door, thermostatic mixer shower inset. Concealed cistern push flush WC, suspended wash basin with mixer tap. Wall mounted panelled radiator. Amtico tile effect flooring laid throughout.

BEDROOM TWO

11' 3" into recess - narrowing to 9' 11" x 10. UPVC double glazed window to front aspect with fitted shutter blind. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

9' 7" x 7' 6" (2.92m x 2.29m) UPVC double glazed window to front aspect with built in shutter blind. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

FAMILY BATHROOM

7' 5" x 6' 4" (2.26m x 1.93m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling vented extractor. Suite comprises of panelled bath with mixer tap and thermostatic mixer shower over with glass shower screen door. Suspended wash basin with mixer tap and concealed cistern push flush WC. Wall mounted panelled panelled radiator. Amtico tile effect flooring throughout.

GARDEN

Commences with a paved patio area and raised sleeper edged flower bed/veggie patch. Artificial lawn and feature raised decked area. Timber fenced boundaries to all aspects. Garden side gate. External water tap, large feature outbuilding.

OUTBUILDING

15' 7" x 9' 0" (4.75m x 2.74m) Power & lighting connected throughout. Wood laminate flooring internally, double glazing to windows and double opening doors. Additional composite garden shed via double opening doors. External light point.

