



1ST FLOOR  
596 sq.ft. (55.4 sq.m.) approx.



GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.

TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.  
Made with Metropix ©2025

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.





**PROPERTY FRONTAGE**

Located in a quiet residential area. Paved Driveway; Garage; Gated Access to Rear.

**ENTRANCE HALL**

17' 3" x 5' 9" (5.26m x 1.75m) Spacious hallway with: Storage Cupboard; Carpet Flooring; Radiator; Ceiling Light Fittings; Doors to Living, Kitchen, Dining,Cloakroom. Carpeted Stairs to Upper Level.

**LIVING ROOM**

21' 1" x 12' 5" (6.43m x 3.78m) Double doors leading to a fabulous living space with and abundance of natural light. Feature Brick Fireplace; Double Glazed Window to Front; Double Glazed Sliding Doors to Rear Garden; Ceiling and Wall Light Fittings; Carpeted Flooring.

**DINING ROOM**

10' 3" x 9' 3" (3.12m x 2.82m) Enjoy formal dining in this spacious dining room with: Double Glazed Window; Carpeted Flooring; Radiator; Wall & Ceiling Light Fittings.

**KITCHEN**

10' 4" x 7' 11" (3.15m x 2.41m) Fitted Kitchen with: Integrated Electric Oven and Gas Hob; Fitted Wall and Base Units; Stainless Steel Sink and Drainer; Hot and Cold Taps; Double Glazed Window to Rear Garden Views; Carpeted Flooring; Ceiling Light Fitting; Entry to Utility.

**UTILITY ROOM**

8' 0" x 5' 6" (2.44m x 1.68m) Double Glazed Window to Side; Double Glazed Door to Rear Garden; Boiler; Space for Fridge Freezer; Plumbing for Washing Machine; Carpeted Flooring; Ceiling Light Fitting; Storage Cupboard.

**CLOAKROOM**

7' 7" x 2' 10" (2.31m x 0.86m) Two-Piece Suite Comprising of: Hot and Cold Taps to Pedestal Basin. Carpeted Flooring; Ceiling Light Fitting.

**BEDROOM ONE**

13' 8" x 9' 10" (4.17m x 3.00m) Spacious, Light and Bright Double Bedroom with: Built-in-Robes with Matching Dresser and Display Units; Double Glzed Windows; Radiator; Carpeted Flooring; Ceiling Light Fitting; Door to En-Suite.

**EN-SUITE**

5' 10" x 5' 6" (1.78m x 1.68m) Three-Piece Suite Comprising of: Shower Cubicle, WC, Pedestal Basin. Double Glazed Window; Carpeted Flooring; Ceiling Light Fitting.

**BEDROOM TWO**

12' 11" x 9' 5" (3.94m x 2.87m) Spacious Double with: Built-in-Robes and Matching Drawers; Radiator; Double Glazed Window; Carpeted Flooring; Ceiling Light Fitting.

**BEDROOM THREE**

13' 5" x 7' 10" (4.09m x 2.39m) 13' 5" x 7' 10" (4.09m x 2.39m) Spacious Double with: Carpeted Flooring; Double Glazed Window; Ceiling Light Fitting; Radiator.

**BEDROOM FOUR**

12' 6" x 7' 10" (3.81m x 2.39m) Spacious Double with: Storage Cupboard; Ceiling Light Fitting; Carpeted Flooring; Radiator.

**BATHROOM**

Three-Piece Suite Comprising of: Hot and Cold Taps to Panelled Bath with Overhead Shower Attachment, WC, Pedestal Basin. Double Glazed Window; Carpeted Flooring; Ceiling Light Fitting.

**REAR GARDEN**

Beautiful Landscaped Garden with: Bordered Trees and Shrubs; Fully Fenced; Paved Patio Area; Door to Garage. A lovely, low-maintenance, well-maintained, peaceful and private garden, ideal for both relaxing and entertaining.

