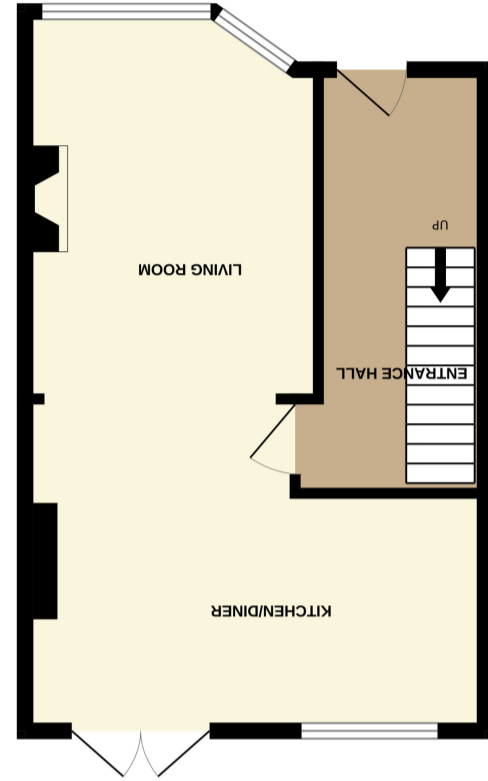
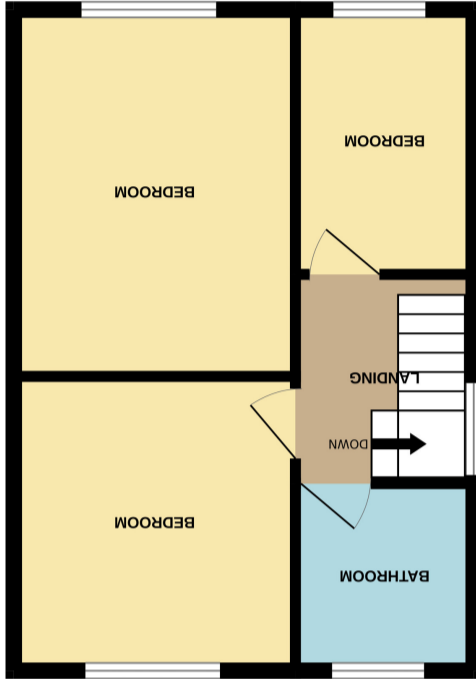


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 785 sq.ft. (72.9 sq.m.) approx. Made with Metropix ©2024

Energy Efficiency Rating	
Potential	Current
82	56
England, Scotland & Wales EU Directive 2002/91/EC Not energy efficient - higher running costs Very energy efficient - lower running costs	
A (92+)	G (1-20)
B (81-91)	F (21-38)
C (69-80)	E (39-54)
D (55-68)	D (55-68)
E (39-54)	C (69-80)
F (21-38)	B (81-91)
G (1-20)	A (92+)





ENTRANCE HALLWAY

15' 2" x 5' 3" (4.62m x 1.60m) Welcoming entrance hallway with: Solid Timber Flooring Throughout; Carpeted Staircase; Understairs Storage Area; Radiator; Ceiling Spot Lighting. Door to Open-Plan Living Area.

OPEN-PLAN LIVING/KITCHEN/DINING

26' 2" x 16' 5" (7.98m x 5.00m) Narrowing to 10' 7" Spacious and social areas with front and rear garden views. Lovely, light and bright living/dining/kitchen benefitting from: Large Bay Window to Front Aspect with Timber Venetian Blinds; Solid Timber Flooring Throughout; Column Radiator; Ceiling Light Fittings. The dining area offers ample space for your dining suite plus space for an American-Style Fridge Freezer. Beautifully designed and fitted kitchen with integrated appliances to include: Dishwasher; Washing Machine; Electric Oven; Electric Hob; Microwave; Extractor Fan. Ambient Lighting to Wall-Mounted Units; Base Units and Drawers; Mixer Taps to Round Stainless Steel Bowl; Ceiling Light Fittings; Column Radiator.



BEDROOM ONE

13' 5" x 9' 9" (4.09m x 2.97m) Spacious Double Bedroom with: Solid Timber Flooring; Radiator; Venetian Blinds to Window; Ceiling Light Fitting.

BEDROOM TWO

10' 9" x 9' 9" (3.28m x 2.97m) Spacious Second Double Bedroom with Rear Garden Views. Carpeted Flooring; Feature Fireplace; Radiator; Ceiling Light Fitting.

BEDROOM THREE

9' 3" x 6' 2" (2.82m x 1.88m) Solid Timber Flooring; Fitted Sliding Door Robes; Ceiling Light Fitting; Radiator.



BATHROOM

6' 3" x 6' 0" (1.91m x 1.83m) Stylish Three Piece Suite Comprising of: P-Shape Bath; Wave Effect Bath Panel; Waterfall Taps to Bath; Wall-Mounted Waterfall Shower Head; Hand Held Shower Attachment; Glass Shower Screen; Waterfall Mixer Tap to Vanity Unit Basin; WC; Wall-Mounted Towel Radiator; Fully Tiled Walls and Flooring; Ceiling Light Fittings; Extractor.

REAR GARDEN APPROX 85 FT

Beautiful, colourful and mature rear garden. Spoilt for choice, whether you enjoy entertaining or simply relaxing in your own oasis of peace and tranquility. To the rear of the garden is a fabulous 16 FT outbuilding, boasting: Bi-Fold Doors; Laminate Flooring; Smooth Plastered Walls; Ceiling Spot Lights. Ideal use as Home Office/Games Room/Retreat/Bar...the list is endless! The garden also boasts: Mature Trees and Shrubs; Large Low Maintenance Lawn Area; Newly-Built Spacious Decked Entertaining Area.

ADDITIONAL INFORMATION

Current EIC Certificate
Current Gas Safety Certificate
Summerhouse/Outbuilding Erected 2020, with Consumer Unit
New decking 2020
Loft is fully boarded and accessed via loft ladder

