



GROUND FLOOR

Front Entrance

Via composite door opening into:

Ground Floor Hallway

Under stairs storage space and cupboard, radiator, hardwood flooring, stairs to 1st floor.

Reception Room

4.05m x 3.78m (13' 3" x 12' 5") > 3.3m (10' 10"). Double glazed windows to front, radiator, feature fireplace, hardwood flooring, hardwood door opening into:

Kitchen/Diner

5.91m x 2.6m (19' 5" x 8' 6"). Double glazed windows to rear, a range of matching wall and base units, oak work surfaces, inset butler sink, integrated oven, four ring electric hob, extractor hood, space and plumbing for dishwasher, space for freestanding fridge freezer, space and plumbing for washing machine, space for tumble dryer, tiled splash backs, radiator, porcelain tiled flooring, uPVC framed double doors to rear opening into:

Conservatory

4.94m x 3.67m (16' 2" x 12' 0"). Double glazed windows throughout, radiator, porcelain tiled flooring, uPVC framed double doors opening to rear garden.

Ground Floor Bedroom

3.83m > 2.2m (12' 7" > 7' 3") x 2.58m (8' 6"). Double glazed windows to front, radiator, hardwood flooring, built in storage cupboard.



En-suite WC

1.7m x 0.96m (5' 7" x 3' 2"). Opaque double glazed windows to rear, low-level flush WC, hand wash basin inset within a base unit, tiled splash back, hardwood flooring.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed window to side, laminated flooring.

Bedroom One

3.52m x 2.6m (11' 7" x 8' 6"). Double glazed windows to rear, radiator, built-in storage cupboard, laminated flooring.

Bedroom Two

3.21m x 3.15m (10' 6" x 10' 4"). Double glazed windows to front, radiator, two built-in storage cupboards, laminated flooring.

Bedroom Three

2.74m x 2.26m (9' 0" x 7' 5"). Double glazed windows to front, radiator, built-in storage cupboard, laminated flooring.

Bathroom

2.38m x 1.66m (7' 10" x 5' 5"). Opaque double glazed windows to rear and side, low-level flush WC, hand wash basin inset within base units, paneled bath, rainfall shower, radiator, tiled walls, porcelain tiled flooring.

EXTERIOR

Rear Garden

Approximately 30'. Immediate raised decking area, remainder laid to lawn.

Additional hard standing drive-through area to rear (Not on deeds to property).

Front Exterior

Part laid to lawn, hard standing path to front, driveway laid to gravel slate giving off street parking.