



Ground Floor

First Floor

Total Area: 152.4 m²

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This sizeable family home sits on extensive corner plot offering fabulous gardens and scope to extend subject to relevant planning permissions if required. Enjoying a quiet Cul de Sac setting on the Western edge of town with the glorious countryside just a stones throw away, this well balanced house does require some cosmetic updating. Double glazed and gas centrally heated throughout the accommodation briefly comprises; Entrance Porch, Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Dining Room, Sitting Room and Conservatory four DOUBLE Bedrooms, Bathroom and separate W.C. Outside there are Gardens, driveway and detached double Garage to the front with substantial, larger than average gardens too the rear.



ROOM DESCRIPTIONS

Entrance Porch
Entered via UPVC double glazed door. Quarry tile flooring, wooden entrance door leading into Inner Hallway.

Entrance Hall
Stairs leading to first floor accommodation. Radiator and laminate flooring. Doors to; Cloakroom, Sitting Room, and Kitchen.

Cloakroom
Fitted with a suite comprising; low level W.C and wash hand basin. Laminate flooring. UPVC double glazed window to front.

Kitchen/Breakfast Room
8' 8" x 19' 9" (2.64m x 6.02m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Built in double oven and ceramic hob with extractor over. Spaces for fridge/freezer and washing machine. Radiator and laminate flooring. UPVC double glazed windows to front side and rear. Access to Rear Porch. Door to Dining Room.

Rear Porch
4' 2" x 2' 8" (1.27m x 0.81m)
UPVC door to side.

Dining Room
11' 0" x 12' 2" (3.35m x 3.71m)
Radiator and laminate floor. UPVC double glazed patio doors leading to rear garden. Louvre door to lounge.

Living Room
13' 6" x 20' 6" (4.11m x 6.25m)
Radiator. Double glazed 3 paned unit with door to Conservatory. UPVC double glazed window to front.

Conservatory
Of UPVC double glazed construction with door opening on to rear garden.

First floor landing
UPVC double glazed windows to side and front. Radiator and airing cupboard. Doors to all Bedrooms, Bathroom and an extra Cloakroom.

Bedroom One
10' 4" x 14' 5" (3.15m x 4.39m)
Range of built in wardrobes. Radiator. UPVC double glazed window overlooking rear garden with lovely views of woodland and hills beyond

Bedroom Two
10' 5" x 10' 0" (3.17m x 3.05m)
Fitted wardrobes. Radiator. Double glazed window to rear.

Bedroom Three
10' 4" x 12' 5" (3.15m x 3.78m)
Loft access. Radiator and laminate flooring. Double glazed window to rear.

Bedroom Four
11' 5" x 7' 4" (3.48m x 2.24m)
Radiator and laminate flooring. Double glazed window to front.

Family Bathroom
10' 9" x 7' 3" (3.28m x 2.21m)
Tiled and fitted with a suite comprising panelled bath with thermostatic shower over and a vanity unit with inset basin. Cupboard housing 'Ideal Logic' combi boiler, radiator and two double glazed windows.

Cloakroom
4' 3" x 3' 5" (1.30m x 1.04m)
Fitted with low level W.C. and wash hand basin. Radiator. Double glazed window to front.

Rear Garden
Fully enclosed by a combination of timber panel fencing, walling and natural hedging. Predominantly laid to lawn with paved patio and borders with a variety of plants. Greenhouse.

Front Garden
Tarmac driveway gives access to garage and enclosed frontage which is laid lawn.

Detached Double Garage
Up and over door to front. Pedestrian door to rear.

Tenure & Council Tax
Tenure - Freehold

Council Tax Band - E

