



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas 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 operating or efficiency can be given.
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Entrance

Entrance via side aspect door to entrance vestibule, further double-glazed door to L-shaped entrance hall, power points, radiator, access to all principle rooms.

Dining Room

3.38m x 3.19m (11' 1" x 10' 6") Coved ceiling, inset to ceiling spotlights, side aspect double glazed window, radiator, wood effect laminated flooring, power points, storage cupboard, arch leading through to kitchen

Kitchen

2.82m x 1.78m (9' 3" x 5' 10") Good range of wall and floor matching units with work surfaces over, integrated oven, stainless steel sink unit, mixer tap, inset four ring gas burner hob, space for under counter fridge-freezer, space for washing machine, rear aspect double glazed window, ceiling light point, side aspect double glazed door giving access to the rear garden, tiled floor.

Bedroom One

3.73m x 2.88m (12' 3" x 9' 5") Front aspect double glazed bay window, curved ceiling, ceiling light point, radiator, power points, wall light points.

Ground floor shower room

1.85m x 1.66m (6' 1" x 5' 5") Closed coupled WC, pedestal wash basin, radiator, part tiled walls, side aspect double glazed window, walk in shower with electric shower unit (for disabled access)

See

Inner Hallway

Stairs leading to first floor loft room, door to an under-stairs storage cupboard, further door to bedroom two.

Bedroom Two

2.66m x 2.53m (8' 9" x 8' 4") This room is split into two rooms with a small office area with a fitted wardrobe, a further arch leading through to the bedroom. Which has a rear aspect double glazed window, radiator, power point, coved ceiling.

Loft Room

4.2m x 3.37m (13' 9" x 11' 1") Double glazed Velux window, power points, sloped ceiling, inset to ceiling spotlights.

Outside Rear

Laid to artificial lawn, paving for low maintenance, enclosed by panel fencing, timber frame shed, pedestrian access down one side of the property providing access to the front garden.

Front Garden

Double gates on the left hand side leading to off-road, parking, section of lawn. .



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