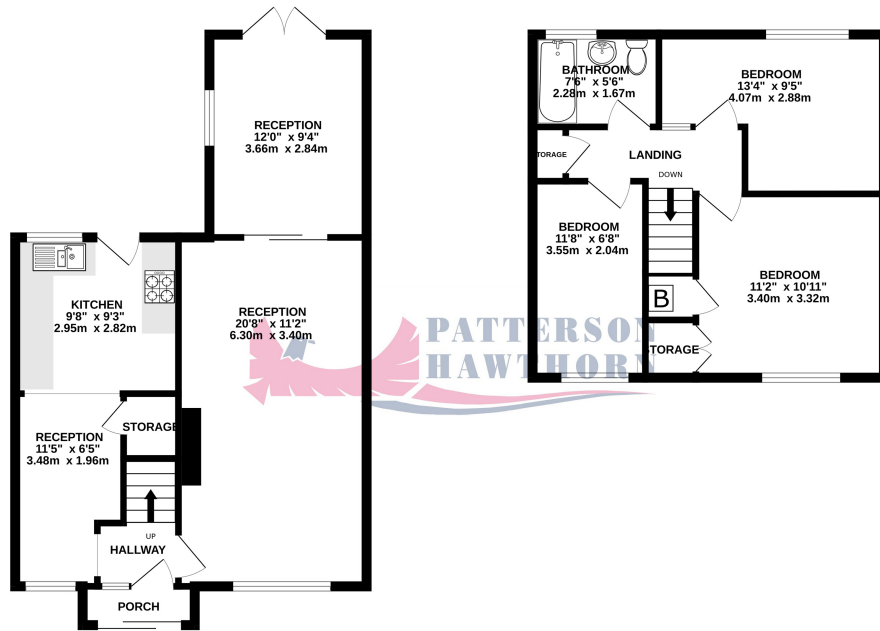


GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.

1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 976 sq.ft. (90.7 sq.m.) approx.

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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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- TWO RECEPTION ROOMS
- 20' MAIN RECEPTION ROOM
- 96' REAR GARDEN
- MODERN DETACHED OUTBUILDING
- OFF STREET PARKING FOR TWO CARS
- POTENTIAL TO EXTEND (SUBJECT TO PLANNING CONSENTS)
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GROUND FLOOR

Front Entrance

Via uPVC framed obscure double glazed sliding door opening into porch; vinyl flooring, second front entrance via hardwood door opening into:

Entrance Hall

Obscure window to front, laminate flooring, stairs to first floor.

Reception Room One

6.3m x 3.4m (20' 8" x 11' 2") Double glazed windows to front, feature fireplace, radiator, laminate flooring, aluminium framed double glazed sliding doors to rear opening into:

Reception Room Two

3.66m x 2.84m (12' 0" x 9' 4") Double glazed windows to side, laminate flooring, uPVC framed double glazed doors to rear opening to rear garden.

Dining Room

3.35m x 1.96m (11' 0" x 6' 5") Double glazed windows to front, radiator, pair of built-in base units, under stairs storage cupboard, tiled flooring.

Kitchen

2.95m x 2.8m (9' 8" x 9' 2") Double glazed windows to rear, a range of matching wall base units, laminate work surfaces, one and a half bowl inset sink and drainer with extendable mixer tap, space for cooker, space and plumbing for washing machine, integrated dishwasher, space for freestanding fridge freezer, tiled splash backs, tiled flooring, aluminium framed double glazed single door to rear opening to rear garden.



FIRST FLOOR

Landing

Loft hatch to ceiling, built in storage cupboard, fitted carpet.

Bedroom One

3.41m x 3.32m (11' 2" x 10' 11") Double glazed windows to front, radiator, built in storage cupboards, fitted carpet.

Bedroom Two

4.07m x 2.88m (13' 4" x 9' 5") (Max) Double glazed windows to rear, radiator, laminate flooring.

Bedroom Three

3.55m x 2.05m (11' 8" x 6' 9") Double glazed windows to front, radiator, laminate flooring.

Bathroom

2.34m x 1.64m (7' 8" x 5' 5") Obscure double glazed windows to rear, panelled bath, shower, hand wash basin, low level flush WC, chrome hand towel radiator, separate radiator, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 96' Patio to front and rear, remainder laid to lawn with paved pathway.

Detached Outbuilding

3.37m x 2.85m (11' 1" x 9' 4") Room One - Double glazed windows and door to front, laminate flooring, power and lighting.

3.26m x 2.43m (10' 8" x 8' 0") Room two - Double glazed windows and door to front, laminate flooring, power and lighting.

Front Exterior

Hard standing driveway giving off street parking for two cars.