







PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.



#### Entrance

6.72m x 1.16m (22' 1" x 3' 10") Front aspect double glazed composite door leading to a side entrance hallway. With a period tiled floor, rear aspect door leading to the rear garden, double glazed conservatory style roof allowing plenty of natural light in.

Access to garage, ground floor shower room and utility/storage room.

#### Ground Floor Shower Room

2.5m x 1.72m (8' 2" x 5' 8") Wall mounted washing basin and mixer tap, close coupled WC, thermostatic shower unit, Velux window, heated towel rail, continuation of period tiled floor.

#### Garage

2.53m x 4.0m (8' 4" x 13' 1") Double opening period doors, pitched roof for storage, glow worm combi boiler recently installed for hot water and central heating system also a unvented hot water cylinder, power points.

#### Utility/Storage Room

2.09m x 2.03m (6' 10" x 6' 8") Butlers sink, pillar taps, this room houses the washing machine and tumble dryer, continuation of period tiled flooring, smooth plastered ceiling, inset spotlights, side access double glazed window, door to:

Sunroom / Media room With side aspect double glazed doors leading out to the garden, wood effect laminate flooring, power points, vaulted ceiling.

#### Entrance Hall

7.83m x 3.98m (25' 8" x 13' 1") Double doors from the side entrance hall to a grand entrance hall, feature radiator, engineered wooden flooring, doors to under stairs storage cupboard, stairs leading to first floor accommodation providing access to all principal rooms, further radiator.

#### Sitting Room

4.94m x 3.9m (16' 2" x 12' 10") Rear aspect double glazed doors providing access to the garden with adjacent sash windows, two period radiators, grand feature fireplace with inset wood burner, provision for wall mounted TV, power points, smooth plastered ceiling, inset to ceiling spot lights.

#### Reception Room Two

3.87m x 4.81m (12' 8" x 15' 9") (Into bay) Very spacious room with front aspect double glazed bay window, period radiator, high ceilings with feature coving, original cast iron fire place with tiled hearth, power points, TV points.

#### Reception 3/ Study

3.98m x 3.23m (13' 1" x 10' 7") Ceiling light point, side aspect sash windows, doors to storage cupboard, wood burner, power points, telephone point.

#### Sunroom/ Drawing Room

3.73m x 2.15m (12' 3" x 7' 1") With rear aspect double glazed window providing a very pleasant view over the rear garden, two double glazed Velux windows, radiator, power points, double glazed doors leading out to the rear garden.

#### Kitchen

4.01m x 3.71m (13' 2" x 12' 2") (Max) An impressive bespoke kitchen with a good range of matching wall and floor mounted base units with work surfaces over with framed doors, original tiled flooring, front and side aspect windows, radiator, sink with mixer tap, space for range style cooker, space for dish washer, space for American style fridge freezer, door to pantry with side aspect sash window and shelving, smooth covered ceiling, inset spotlights, there is also a side aspect door providing access to both front and rear gardens.

#### First Floor Landing

2.13m x 5.65m (7' 0" x 18' 6") Side aspect frosted windows, period radiator, split level landing, ceiling light point, coving, access to all principal rooms, power points.

#### Bedroom One

Rear aspect bay with sash windows, radiator, power points, smooth set ceilings, feature coving, cast iron fireplace.

#### Bedroom Two

4.93m x 3.88m (16' 2" x 12' 9") Double glazed bay window to front aspect, period coving, ceiling light point, power points, two radiators.

#### Bedroom Three

3.99m x 3.72m (13' 1" x 12' 2") Further good-sized bedroom, period radiator, rear aspect sealed unit sash windows, power points, sink unit with pillar taps and tiled surround, original cast iron fireplace.

#### Bedroom Four

3.74m x 2.94m (12' 3" x 9' 8") Spacious fourth bedroom, radiator, front aspect double glazed bay window, cast iron fireplace, power points, ceiling light point.

#### First Floor Family Bathroom

3.21m x 1.93m (10' 6" x 6' 4") Double ended bath, mixer taps, shower attachment, tiled floor, part tiled walls, two side aspect sash windows, pedestal basin with mixer tap, closed cupboard WC, tiled shower cubical. Access to loft space, smooth ceiling, inset spotlights.

#### Outside

Outside Front:

Driveway to the left-hand side providing parking for numerous vehicles leading to the attached garage, section on lawn enclosed by a selection of scrubs, pedestrian access down both sides of the property,

Rear Garden:

This is a real feature of this property. The rear garden has a shaped paved area, the remainder of the garden is mainly laid to lawn being very established with mature shrub borders and a wrap-around path all enclosed by panelled fencing. The rear garden is also south facing and must be viewed to appreciate.