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## FRONT ELEVATION

### Front garden

The property is approached via gated entrance with pathway to front door and astro turfed garden.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

Having UPVC front door to front elevation, gas central heating radiator, two storage cupboards, stairs rising to first floor, door leading to downstairs WC and doors leading to kitchen/diner.

### Downstairs WC

Having Vanity wash hand basin, low level flushing WC and partial tiling to walls.

### Kitchen/Diner

7' 9" x 22' 5" (2.36m x 6.83m) Housing a range of wall and base units with work surfaces over. Partial tiling to splash backs. One and half bowl sink draining unit, intergrated electric oven with gas hob and cooker hood over. Space for domestic appliances, Double glazed window to front and rear access, gas central heating radiator and door leading into lounge.

### Lounge

12' 11"  $\times$  13' 9" (3.94m  $\times$  4.19m) Beautifully presented large lounge with double glazed window to rear elevation, double glazed french doors to rear elevation and gas central heating radiator.

# FIRST FLOOR ACCOMMODATION

## Landing

Having airing cupboard housing gas central heating boiler, double glazed window to front elevation and doors leading onto bedrooms and bathroom.

### Bedroom one

10' 7" x 12' 3" (3.23m x 3.73m) Having double glazed window to rear elevation and gas central heating radiator. Coving to ceiling and spot lighting to ceiling.

# Bedroom two

10' 3" x 11' 8" encorparting recess (3.12m x 3.56m) Having double glazed window to rear elevation and gas central heating radiator with decorative radiator cover over.

# Bedroom three

Having double glazed window to front elevation, gas central heating radiator and spot lighting to ceiling.

### Bathroom

Well presented bathroom with vanity wash hand basin, low level flushing WC, bath, separate shower cubicle, partial tiling to walls, double glazed window to front elevation and heated towel rail.

### REAR ELEVATION

### Rear garden

Having lawned garden with selection of shrubs.