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1ST FLOOR
423 sq. ft. (39.3 sq.m.) approx.

GROUND FLOOR
467 sq. ft. (43.4 sq.m.) approx.





Entrance Hall

Entrance via front aspect double glazed composite door, leading through to Entrance Hall: With wood effect laminate flooring. Radiator, smooth plastered ceiling, ceiling light point, Stairs leading to first floor accommodation, power points, under stairs storage cupboard.

Living Room

4.01m (max) x 3.69m (13' 2" x 12' 1") Front aspect double glazed bay window with leaded light strips, oak effect laminate flooring, fire surround with feature fireplace (not in use) power points, TV Point, Coved & smooth plastered ceiling.

Dining Area

3.27m x 3.01m (10' 9" x 9' 11") Open plan from hallway with a square arch, rear aspect double glazed window, wood effect laminate flooring, power points, ceiling light point, smooth plastered ceiling, door to ground floor WC

GF WC

Corner wash hand basin, mixer tap, close coupled WC, side aspect double glazed window, tiled flooring, ceiling light point.

Kitchen

3.47m x 2.77m (11' 5" x 9' 1") Comprehensive range of matching wall and base units with oak effect work surfaces over, composite sink unit with mixer tap, inset four ring gas hob with built-in oven beneath, with extractor over, tiled flooring, space for washing machine and tumble dryer. Side and rear aspect double glazed windows, power points, side aspect double glazed door leading through to rear garden. Integrated fridge and freezer, towel rail, smooth plastered ceiling, inset to ceiling spot lights & track spot lights.

First Floor Landing

Split-Level, smooth plastered ceiling, ceiling light point, large hatch giving access to loft space, power points



Bedroom One

3.35m x 2.98m (11' 0" x 9' 9") Spacious double room, wood effect laminate flooring, radiator, smooth plastered ceiling, front aspect double glazed window with leaded light strips, power points.

Bedroom Two

3.31m x 3.1m (10' 10" x 10' 2") Spacious second bedroom, wood effect laminate flooring, rear aspect double glazed window, smooth plastered ceiling, light point, radiator, power points.

Bedroom Three

2.39m x 2.01m (7' 10" x 6' 7") Front aspect double glazed window, leaded light strips, radiator, wood effect laminate flooring, power point, smooth plastered ceiling, ceiling light point.

Bathroom

2.42m x 2.24m (7' 11" x 7' 4") Modern bathroom with panelled bath, mixer tap, tiled surround, fitted shower unit, pedestal wash basin with mixer tap, close cupboard WC, smooth plastered ceiling, spotlights, double glazed window.

Front Garden

Front of garden has been landscaped with a brick paved driveway offering off-road parking. Pedestrian access on the left-hand side leading through to the rear garden.

Rear Garden

Spacious paved patio area with a step up to the remainder of the garden which is predominately laid to lawn, the rear garden is a very good size, which is well stocked with a variety of shrubs & must be viewed to appreciate.

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