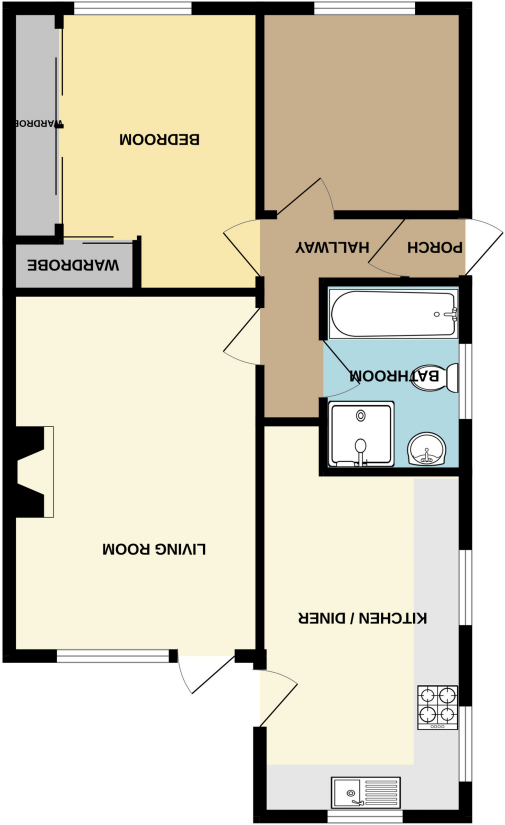


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

TOTAL FLOOR AREA - 622 sq ft. (57.8 sq.m.) approx.  
Made with Magicplan 2025



ACCOMMODATION  
622 sq.ft. (57.8 sq.m.) approx.







**PROPERTY FRONTAGE**

Approached via drop kerb from roadside to an independent driveway for two/three vehicles leading to a detached garage. Brick retaining front wall with a small lawn front garden area, leading to side entrance.

**ENTRANCE PORCH**

Via UPVC double glazed entrance door with UPVC clad ceiling with inset spotlight. Hard wood internal door with multi panelled glazed inserts to L-shaped hallway.

**HALLWAY**

10' 1" maximum x 6' 10" narrowing to 2'10". Access to loft. Wall mounted electricity consumer unit/fusebox. Wall mounted panelled radiator. Carpet laid throughout.

**LIVING ROOM**

15' 11" x 11' 0" (4.85m x 3.35m) UPVC double glazed door to garden with corresponding window. Smooth plastered coved ceiling with ceiling light point. Wall mounted air conditioning unit. Feature multi fuel log burner. Wall mounted panelled radiator. Carpet laid throughout.

**KITCHEN/FAMILY ROOM**

17' 3" into door recess - narrowing to 15' 1" x 8'10" Dual aspect UPVC double glazed windows to side and rear plus corresponding obscure glass double glazed door to garden. Smooth plastered ceiling throughout with inset spotlighting. A range of wall mounted and base level kitchen cabinet units and drawers with quartz effect worktops. Wall mounted, recently installed, Glow-worm combi boiler. Range of integral appliances include a dishwasher, washing machine, electric fan assisted oven, gas hob with stainless steel extractor over. Tile effect flooring laid throughout.

**BEDROOM ONE**

12' 5" x 11' 0" (3.78m x 3.35m) UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Built in sliding door wardrobes with one mirror fronted door. Wall mounted double banked panelled radiator. Wall mounted air conditioning unit. Carpet laid throughout.

**BEDROOM TWO**

9' 0" x 9' 0" (2.74m x 2.74m) UPVC double glazed window to front aspect. Ceiling light point. Wall mounted double banked panelled radiator. Carpet laid throughout.

**MODERN FITTED FOUR PIECE BATHROOM**

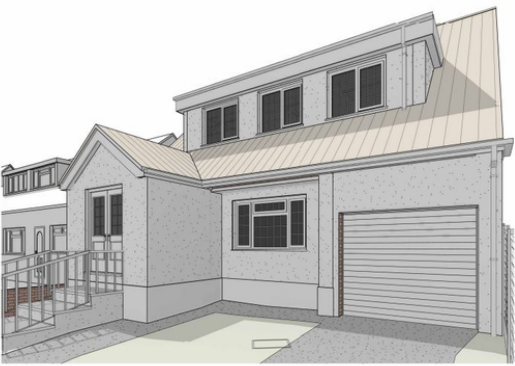
8' 4" x 5' 7" (2.54m x 1.70m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting. Wall mounted extractor. Suite comprises of a panelled bath with mixer tap, push flush WC, corner glass shower cubicle with recently installed thermostatic mixer shower with rainfall showerhead and additional handheld hose. Wash basin with mixer tap inset to gloss finished vanity storage unit. Chrome heated towel rail. Wood effect vinyl flooring laid throughout. Ceramic wall tiles, mainly at half height, extending to full height into shower cubicle.

**WESTERLY FACING GARDEN**

Commences with a paved patio area with step up to lawn with centred pathway. Access to the rear of the garage. Railway sleeper raised flower/vegetable planters. Rear access to garage.

**GARAGE**

Up & over door from front. Power & lighting connected.



PROPOSED 3D PERSPECTIVE - FRONT

