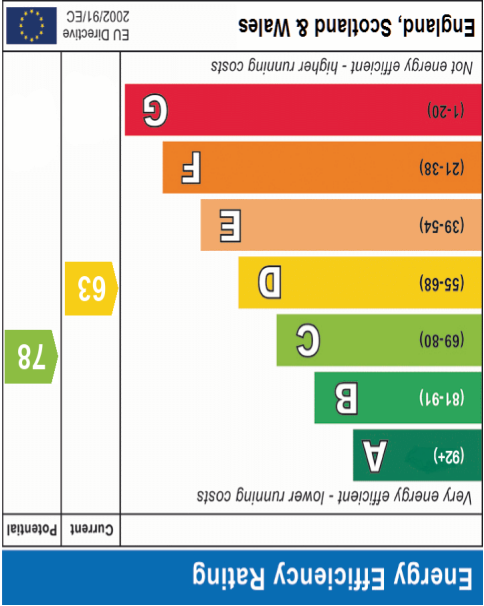


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.





FRONTAGE

Property is approached via a drop kerb to a pressed concrete driveway for approximately 3 vehicles. Front garden area with brick retaining front wall and tiered flowerbed borders. Entrance via a UPVC composite double glazed entrance door with corresponding glazed side panels into entrance hall.

ENTRANCE HALL

14' 2" x 6' 5" (4.32m x 1.96m) Smooth plastered ceiling with inset spotlights and coving. Wall mounted panelled radiator inset to ornate radiator cover. Understairs storage cupboard. Wood laminate flooring laid throughout. Carpeted staircase rising to first floor. Internal door opening into integral garage.

LIVING ROOM

25' 1" x 11' 10" narrowing to 9'6". UPVC double glazed window to front aspect. Coved ceiling with inset spotlighting and centred ceiling lights x 2. Two wall mounted panelled radiators. Sliding double glazed patio doors through to lean-to conservatory. Carpet laid throughout..

DINING ROOM

12' 7" x 8' 11" (3.84m x 2.72m) Double glazed sliding patio doors through to lean-to conservatory. Smooth plastered coved ceiling with inset spotlighting. Wall mounted panelled radiator. Wood laminate flooring laid throughout. Square opening through to kitchen.

KITCHEN

11' 8" x 8' 11" (3.56m x 2.72m) UPVC double glazed window to rear aspect. Additional single glazed windows though to lean-to conservatory. Smooth plastered ceiling with inset spotlighting. Range of wall mounted and base level kitchen cabinet & drawers with rolled edge worktops incorporating a four ring induction hob and a one and a half bowl sink unit with mixer tap & drainer. Contemporary bevelled brick splash back tiles. Space for free standing fridge/freezer. Integral electric fan assisted oven. Integral dishwasher.

LEAN-TO CONSERVATORY

18' 0" x 8' 10" (5.49m x 2.69m) Sloping glass roof. Single glazed windows and doors opening to feature sandstone patio terrace. Wall mounted panelled radiator. Wood effect vinyl flooring throughout.

FIRST FLOOR LANDING

Via carpeted staircase with timber balustrade and handrail. Smooth plastered coved ceiling with ceiling light point. Enlarged pull-down loft hatch with pull down ladder. Built in airing cupboard. Carpet laid throughout. Wall mounted panelled radiator to extension landing with lead light double glazed window to front aspect. Additional loft hatch.

REAR BEDROOM ONE

12' 8" maximum x 9' 1" plus door recess of 3'. UPVC double glazed window to rear aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

11' 11" x 10' 6" plus recess of 1'6". UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

12' 3" x 9' 1" (3.73m x 2.77m) UPVC double glazed window to rear aspect. Smooth plastered coved ceiling. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM FOUR

8' 1" x 8' 0" (2.46m x 2.44m) maximum. UPVC double glazed window to front aspect. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring. Built in storage cupboard.

MAIN BATHROOM

8' 2" x 5' 6" (2.49m x 1.68m) Four piece bathroom suite comprising of a corner shower unit via opening glass shower screen doors with rainfall shower head and thermostatic mixer shower inset. Pedestal wash basin with tiled splashbacks. Free standing bath with antique style mixer taps and shower attachment with tiled splashback surround. Close coupled WC. Heated towel rail. Tiled flooring throughout.

SHOWER ROOM

5' 6" x 5' 1" (1.68m x 1.55m) Obscure lead light double glazed window to front aspect. Smooth plastered coved ceiling with inset spotlights. Wall mounted panelled radiator. Suite comprises of a corner shower unit with bevelled brick tiled inset with Electric Triton shower. Close coupled WC. Corner sink unit with tiled splash back and vanity unit with storage beneath. Tiled flooring throughout.

GARDEN

Commences with a feature raised sandstone patio terrace area with extended entertaining area with steps down to the remaining of the garden, which is mainly laid to lawn, with one feature raised flower bed shrubbery border with railway sleeper edging. Timber fenced boundaries to all aspects. External water tap. Feature double glazed and insulated outbuilding at the end of the garden.

OUTBUILDING/STUDIO/GARDEN ROOM

15' 0" x 10' 11" (4.57m x 3.33m) Access via UPVC double glazed doors. Smooth plastered ceiling with inset spotlighting and downlighter ceiling point. UPVC double glazed window to front. Wood laminate flooring laid throughout.

DOUBLE GARAGE

12' 11" x 19' 2" (3.94m x 5.84m) Electric up and over door front front. UPVC double glazed courtesy door opening to side access to garden. Power & lighting connected. Space & plumbing for washing machine and additional appliances.

