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- Extended 1920's Attractive Semi Detached Family Home
- Four Bedrooms
- Stunning Open Plan Kitchen/Family/Dining Room
- Beautiful Rear Garden
- Rarely Available Location

- Vastly improved By The Current Owners
- En Suite And Family Bathroom
- Two Reception Rooms
- Garden Studio
- Highly Sought After Riverside Village



Storm Porch Over
Composite double glazed door to

Reception Hall
Coving to ceiling, laminate flooring, radiator, dado rail, stairs to first floor.

Living Room
12' 6" into bay x 12' 4" (3.81m x 3.76m)
Double glazed window to front, coving to ceiling, radiator, recessed cupboard, cast iron central feature fireplace with timber surround, tiled hearth and inset coal effect gas fire.



Sitting Room
12' 8" x 12' 3" (3.86m x 3.73m)
Double glazed French doors to rear aspect, coving to ceiling, recessed cupboard, central open fireplace with tiled back and hearth and attractive timber surround, radiator and laminate flooring.

Kitchen/Family/Dining Room
28' 0" maximum x 17' 2" (8.53m x 5.23m)
A double aspect room with double glazed window to side aspect, two double glazed picture windows to rear aspect, double glazed French doors to rear aspect, two Velux windows, recessed down lighters, two radiators, fitted in a range of base, drawer and wall mounted units with timber complementing work surfaces and tiled surrounds, double Butler style sink with mixer tap, space for range style cooker, integrated dishwasher, space for fridge freezer, two double cupboards, wood effect flooring.



Cloakroom
Fitted in a two piece suite comprising low level WC, vanity wash hand basin with tiling, radiator, extractor fan.

Store Room
9' 2" x 6' 2" (2.79m x 1.88m)
Twin double timber doors to front aspect, power, lighting, space and plumbing for washing machine.

First Floor Landing
Coving to ceiling, access to boarded loft space with lighting, airing cupboard housing hot water cylinder and central heating boiler with shelving.

Principal Bedroom
11' 2" x 10' 1" (3.40m x 3.07m)
Double glazed window to front aspect, two double built in wardrobes, central feature cast iron fireplace with tiled hearth, radiator.



En Suite Shower Room
Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, shower cubicle with shower unit over, recessed down lighters, extractor fan, heated towel rail.

Bedroom 2
12' 3" x 8' 6" (3.73m x 2.59m)
Double glazed window to rear aspect, coving to ceiling, radiator, double built in wardrobe with cupboards over.

Bedroom 3
10' 3" x 8' 5" (3.12m x 2.57m)
Double glazed window to rear aspect, built in wardrobe, radiator.

Bedroom 4
10' 1" x 7' 9" (3.07m x 2.36m)
Double glazed window to rear aspect, radiator.

Family Bathroom
Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer tap shower attachment over, complementing tiling, recessed down lighters, radiator.

Outside
The front garden has a block paved path, slate decorative beds, attractive cast iron railings, outside courtesy light and an area laid to gravel. The rear garden has a patio seating area, outside lighting and power, laid to lawn with an array of mature planting and trees, pond and seating area, enclosed by panel fencing.

Secret Garden
Laid to lawn with garden shed, mature trees and planting, seating area, garden **Studio** measuring 14' 7" x 8' 7" (4.45m x 2.62m) with tongue and groove panel work, four wall light points, timber flooring, double glazed window and French doors. The secret garden is enclosed by panel fencing and mature hedging.

Tenure
Freehold
Council Tax Band - D
Town-And-Country

