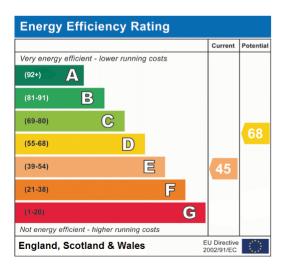


1ST FLOOR



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### **GROUND FLOOR**

#### **Front Entrance**

Via uPVC door opening into:

### Hallway

Opaque double glazed windows to front, hardwood flooring.

### Reception Room / Dining Room

4.38m x 3.18m (14' 4" x 10' 5") Inset spotlights to ceiling, double glazed windows to front, electric storage heater, two radiators, hardwood flooring, air-conditioning unit, under stairs storage cupboard, stairs to first floor, hardwood framed double doors to rear opening into:

### Conservatory

3.65m x 3.36m (12' 0" x 11' 0") Double glazed windows throughout, electric storage heater, hardwood flooring, uPVC framed double doors to side opening to rear garden.

### Kitchen

3.39m x 1.96m (11' 1" x 6' 5") Modern downlights to ceiling, double glazed windows to rear, a range of matte dark grey integrated handled matching wall and base units, laminate work surfaces, inset sink and drainer with mixer tap, integrated oven with four ring induction hob, extractor hood, space and plumbing for washing machine, integrated dishwasher, laminate splash backs, tiled flooring.

### **Reception Room**

4.39m x 3.27m (14' 5" x 10' 9") Double glazed windows to front and rear, two radiators, laminate flooring, uPVC framed double doors to rear opening to rear garden.







### **Ground Floor Shower Room**

2.12m x 1.82m (6' 11" x 6' 0") Inset spotlights to ceiling, floating WC, hand wash basin and work surface over a range of base units, shower cubicle, part tiled walls, chrome hand towel radiator, tiled flooring.

# FIRST FLOOR

## Landing

Loft hatch to ceiling, inset spotlights to ceiling, airing cupboard housing water tank, laminate flooring.

### **Bedroom One**

3.26m x 2.44m (10' 8" x 8' 0") Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.

### Bedroom Two

4.3m x 2.44m (14' 1" x 8' 0") Double glazed windows to front, inset spotlights to ceiling, fitted wardrobe, radiator, laminate flooring.

### Bedroom Three

 $2.36m \times 1.77m (7' 9" \times 5' 10")$  Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes and drawer unit, laminate flooring.

#### Bathroom

2.29m x 1.81m (7' 6" x 5' 11") Inset spotlights to ceiling, loft hatch to ceiling, opaque double glazed windows to rear, low level flush WC, hand wash basin, bath, shower, chrome hand towel radiator, part tiled walls, laminate flooring.

### **EXTERIOR**

### Rear Garden (Irregular shaped)

Approximately 24' x 21' Immediate raised decking area (from conservatory), remainder part laid to lawn and part paved, access to rear via double metal gates.

### Garage in Block

Power and lighting.

### **Front Exterior**

Hard standing driveway to front giving off street parking.