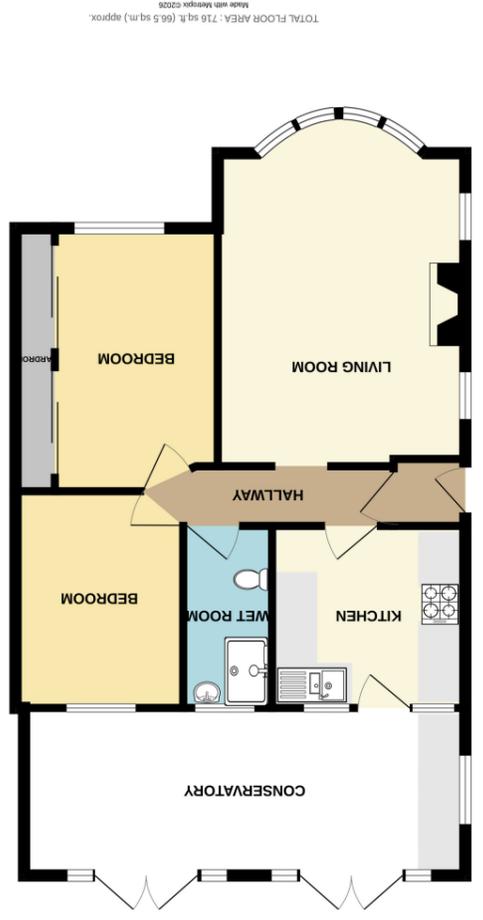


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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



GROUND FLOOR  
 716 sq. ft. (66.5 sq.m.) approx.





### FRONTAGE

The property is approached via a drop kerb to driveway/hard standing for approximately 2 vehicles leading to a detached garage. Gated front with front lawn gardens with shrub & hedge boundaries. Pathway leading to side entrance door. Obscure double glazed entrance door into porch with inner multi-glazed panel door to hallway.

### HALLWAY

13' 6" x 2' 9" (4.11m x 0.84m) Coving to ceiling, ceiling light point. Access to loft via pull down loft hatch with loft ladder. Wall mounted panelled radiator. Carpet laid throughout.

### LIVING ROOM

14' 11" x 12' 0" (4.55m x 3.66m) UPVC double glazed lead light window to front aspect. Two lead light feature picture windows to side. Centred gas fireplace with cast iron Victorian style fireplace with inset feature tiling and slate hearth. Twin wall mounted double banked panelled radiators. Two wall mounted light points. Carpet laid throughout.

### BEDROOM ONE

11' 11" x 9' 9" (3.63m x 2.97m) into fitted wardrobes. UPVC double glazed lead light window to front aspect. Coved ceiling with ceiling light point. Built in mirror fronted sliding wardrobes. Wall mounted panelled radiator. Carpet laid throughout.

### BEDROOM TWO

10' 0" x 7' 11" (3.05m x 2.41m) UPVC double glazed window into conservatory. Coving to ceiling with ceiling point. Wall mounted panelled radiator. Carpet laid throughout.

### WET ROOM

7' 9" x 4' 6" (2.36m x 1.37m) Obscure UPVC double glazed window through to conservatory. Wall mounted extractor vent. Smooth plastered coved ceiling with ceiling light point. Ceramic tiled walls with wet room anti-slip vinyl flooring. Chrome heated towel rail. Suite comprises of a push flush close coupled WC. Wall mounted Electric Triton shower. Suspended wash basin with mixer tap inset to vanity drawer storage.

### MODERN FITTED GLOSS KITCHEN

9' 1" x 7' 9" (2.77m x 2.36m) Coved ceiling with ceiling light point. Ceramic tiled walls and Amtico tile effect vinyl flooring. Modern fitted wall mounted combi boiler (approx. 3years old). Kitchen comprises of a range of modern gloss handleless kitchen cabinet and drawer units with rolled edge stone effect worktops incorporating a stainless steel one and a half bowl sink unit with mixer tap and drainer. Pull out extractor hood over a free standing Electric oven. Space & plumbing for washing machine and space for free standing fridge/freezer. UPVC double glazed door with corresponding windows through to conservatory.

### CONSERVATORY

21' 0" x 9' 7" (6.40m x 2.92m) Commencing with utility work top area with additional space & plumbing for two under unit appliances. Built in drawer units. Remainder of conservatory comprises of a semi-translucent polycarbonate sloping roof. Feature wall mounted light points. Twin wall mounted panelled radiators. UPVC double glazed windows to side and twin sets of patio doors and corresponding windows overlooking garden. Amtico tile effect flooring laid throughout.

### GARDEN

Commencing with a sand stone paved patio area with a centred pathway inset to lawn area to the end of the garden. Timber fenced boundaries to all visible aspects, established variety of trees including a large Olive tree. Additional area to the side of the property, where access is to shed/workshop and gated side access to front garden and garage.

### GARAGE

16' 2" x 9' 0" (4.93m x 2.74m) Power & lighting connected. Double opening doors to front and courtesy door from side.

