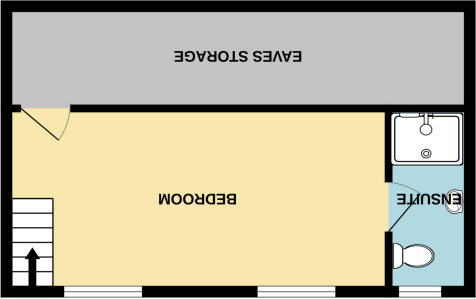
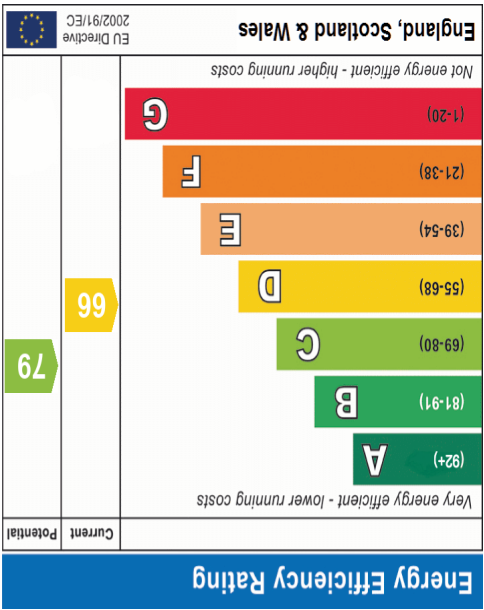
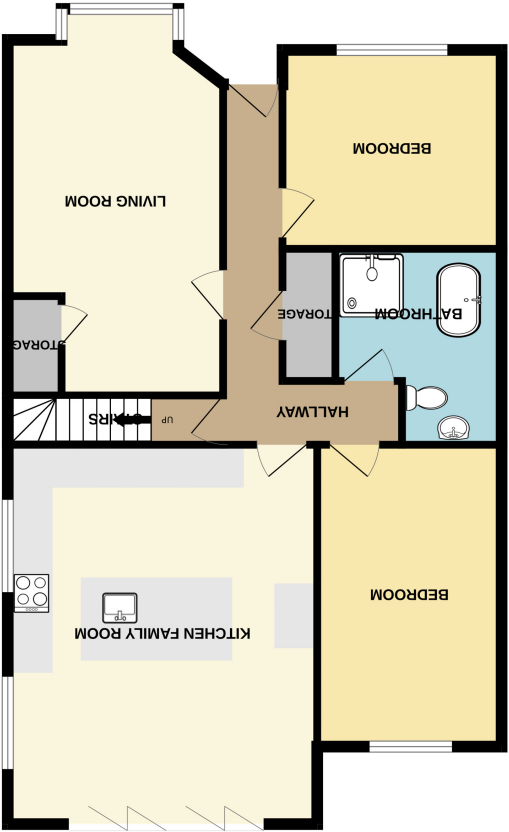


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.

TOTAL FLOOR AREA: 1286 sq.ft. (119.5 sq.m.) approx.
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PROPERTY FRONTAGE

Large Paved Multi-Vehicle Driveway; Garage with Power; Brick-Built Wall and Timber Fence Boundaries.

ENTRANCE HALLWAY

L-Shaped Hallway 18' 7" x 3' 0" (5.66m x 0.91m) and 9' 1" x 3' 3" (2.77m x 0.99m) Plus Storage Cupboard 5 ft 11 ins x 2 ft 9 ins. Character-filled hallway with: Wood-Effect Flooring; Under-Floor Heating; Radiator; Ceiling Light Fittings; Solid Oak Doors leading to Living, Bedrooms, Kitchen/Dining, Upper Floor.

LIVING ROOM

19' 7" x 12' 0" (5.97m x 3.66m) Light and bright and incredibly spacious living room boasting: Box-Bay Double Glazed Window to Front; Carpeted Flooring; Ceiling Light Fittings; Modern Vertical Radiator; Storage Cupboard measuring 5'11" x 2' 9".

KITCHEN/DINING

19' 3" x 15' 0" (5.87m x 4.57m) Fabulous Chef's kitchen boasting: Under-Floor Heating; Central Island with Inset Sink; Chrome Mixer Tap and Boiling Water Tap; Under-Counter Cabinets and Wine Rack; Quartz Worktop. Fully-Fitted, Bespoke Kitchen with: Drawers; Base & Wall Units; Glass Display Cabinets; Pantry; Matching Welsh Dresser. Integrated Electric Oven, Microwave, Electric Induction Hob, Extractor Fan, Dishwasher. Space for: Washing Machine, Fridge/Freezer. Ceiling Light Fittings; Ambient Under-Cabinet Light Fittings; LED Plinth Lights; Double Glazed Windows to Side Aspect; Slate-Effect Flooring; Vertical Designer Radiator. Spacious dining area with: Double Glazed Bi-Fold Doors to Rear Garden.

BATHROOM

9' 10" x 8' 5" (3.00m x 2.57m) Elegant four-piece suite comprising of: Large Walk-In Shower; Rainfall Shower Head; Glass Shower Screen; Mosaic Tiles to Shower Floor; Tiled Splashbacks; Freestanding Double Ended Bath with Mixer Tap and Hand-Held Shower Attachment; WC; Fitted Units; Waterfall Tap to Counter-Top Basin; Traditional Column Radiator; Wall-Mounted Mirror; Ceiling Spot Lights; Herringbone Effect Flooring; Under-Floor Heating.

BEDROOM ONE

15' 4" x 9' 3" (4.67m x 2.82m) SPACIOUS double bed to rear aspect, with: Carpeted Flooring; Double Glazed Window; Ceiling Spot Light Fittings; Radiator.

BEDROOM TWO

11' 0" x 9' 11" (3.35m x 3.02m) SPACIOUS double bedroom; Carpeted Flooring; Fitted Robes & Cabinets; Double Glazed Window; Ceiling Light Fitting.

UPSTAIRS MAIN BEDROOM

19' 4" x 9' 1" (5.89m x 2.77m) PLUS Storage to Eaves Measuring Approx 23 ft x 7 ft Light and Spacious impressive double bedroom; Carpeted Flooring; Double Glazed Windows; Radiator; Ceiling Spot Lights; Door to Eaves Storage approx. 23 ft x 7 ft. Door to En-Suite.

EN-SUITE

9' 4" x 4' 1" (2.84m x 1.24m) Stylish three-piece suite, boasting: Glass Sliding Doors to Shower; Rainfall Shower Head; Waterfall Tap to Vanity Basin; WC; Double Glazed Window; Tiled Splashbacks; Wall-Mounted Mirrored Cabinet; Laminate Flooring.

REAR GARDEN

Low-maintenance rear garden, commencing with: Paved Patio Area to Rear and Side; Lawn; Decked Area to Rear with Pergola and Seating Area; Timber Shed; Fence Panels to Boundaries; Entrance to Garage.

ADDITIONAL INFORMATION

Under-Floor Heating to: Kitchen/Dining, Bath Room, En-Suite
2023 - New Double Glazed Windows Installed Throughout
2023 - New Front Door
2023 - New Shower Cubicle to En-Suite
2022 - New Living Room Radiators
2021 - Gazebo Installed
2020 - Boiler Installed, Annually Serviced
2019 - Bath Suite Installed
Council Tax Band C

