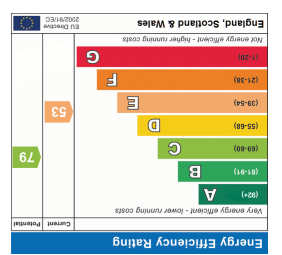


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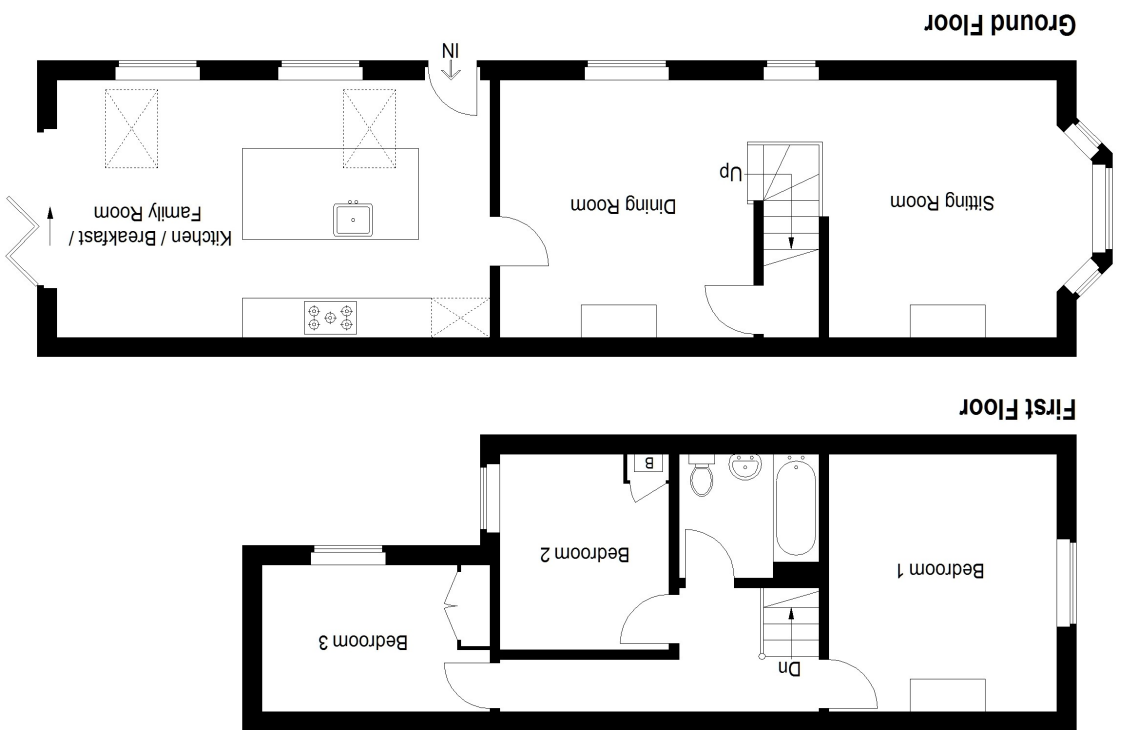
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1137015)

Housepix Ltd



Approximate Gross Internal Area
 102.2 sq m / 1100 sq ft



- Offers Considered Between £450,000 And £475,000
- Three Bedrooms
- Living Room And Dining Room
- Vastly Improved And Modernised By The Current Owner
- Good Sized Enclosed Rear Garden

- Beautifully Presented Character Cottage
- Amazing Open Plan Kitchen/Breakfast/Family Room
- First Floor Family Bathroom
- Driveway Parking
- Short Walk To Local Shops And Schools

Double Glazed Door To

Kitchen/Breakfast/Family Room

21' 9" x 13' 0" (6.63m x 3.96m)

A double aspect room with double glazed windows to side, double glazed bi-fold doors to rear, two Velux windows with fitted blinds, wall light points, part vaulted ceiling, exposed steelwork, central island breakfast bar with inset Butler style sink unit with mixer tap, fitted in a range of base and wall mounted units, complementing work surfaces, space for range style cooker with extractor hood over, complementing tiling, space and plumbing for American style fridge freezer, integrated dishwasher and washing machine, radiator, interior grade ply ceiling wrap, cork flooring, door to

Dining Room

13' 0" x 12' 10" (3.96m x 3.91m)

Restored original timber sash windows and full height window to side aspect, coving to ceiling, wall light points, understairs storage cupboard, radiator, cork flooring, central brick built fireplace with raised tiled hearth, understairs storage cupboard, stairs to first floor, opening to

Sitting Room

13' 0" x 11' 7" (3.96m x 3.53m)

Restored original timber walk in sash bay window to front aspect, coving to ceiling, vertical radiator, central feature fireplace with tiled hearth, cork flooring.

First Floor Landing

Coving to ceiling.

Bedroom 1

13' 0" x 11' 2" (3.96m x 3.40m)

Restored original timber sash windows to front aspect, coving to ceiling, radiator, central feature cast iron fireplace.

Bedroom 2

10' 0" x 8' 7" (3.05m x 2.62m)

Restored original timber sash windows to rear aspect, coving to ceiling, radiator, built in storage cupboard.

Bedroom 3

11' 5" x 7' 6" (3.48m x 2.29m)

Window to side aspect, coving to ceiling, radiator, double built in wardrobe with hanging and shelving.

Family Bathroom

Window to side aspect, re-fitted in a three piece suite comprising low level WC, vanity wash hand basin with mixer tap, panel bath with mixer tap shower attachment, full ceramic tiling, coving to ceiling, tiled flooring.

Outside

To the front the gravel driveway provides off road parking for two vehicles with low level fencing, mature planting with side access leading through to the rear garden with decked terrace, shaped lawn, a chipped bark play area, stocked borders and enclosed by panel fencing.

Tenure

Freehold

Council Tax Band - C

