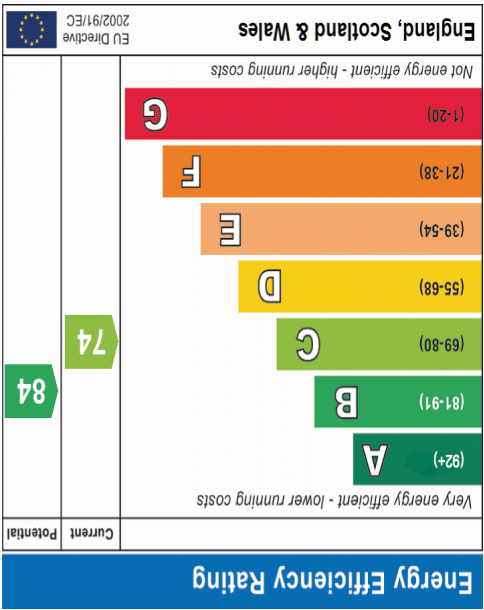
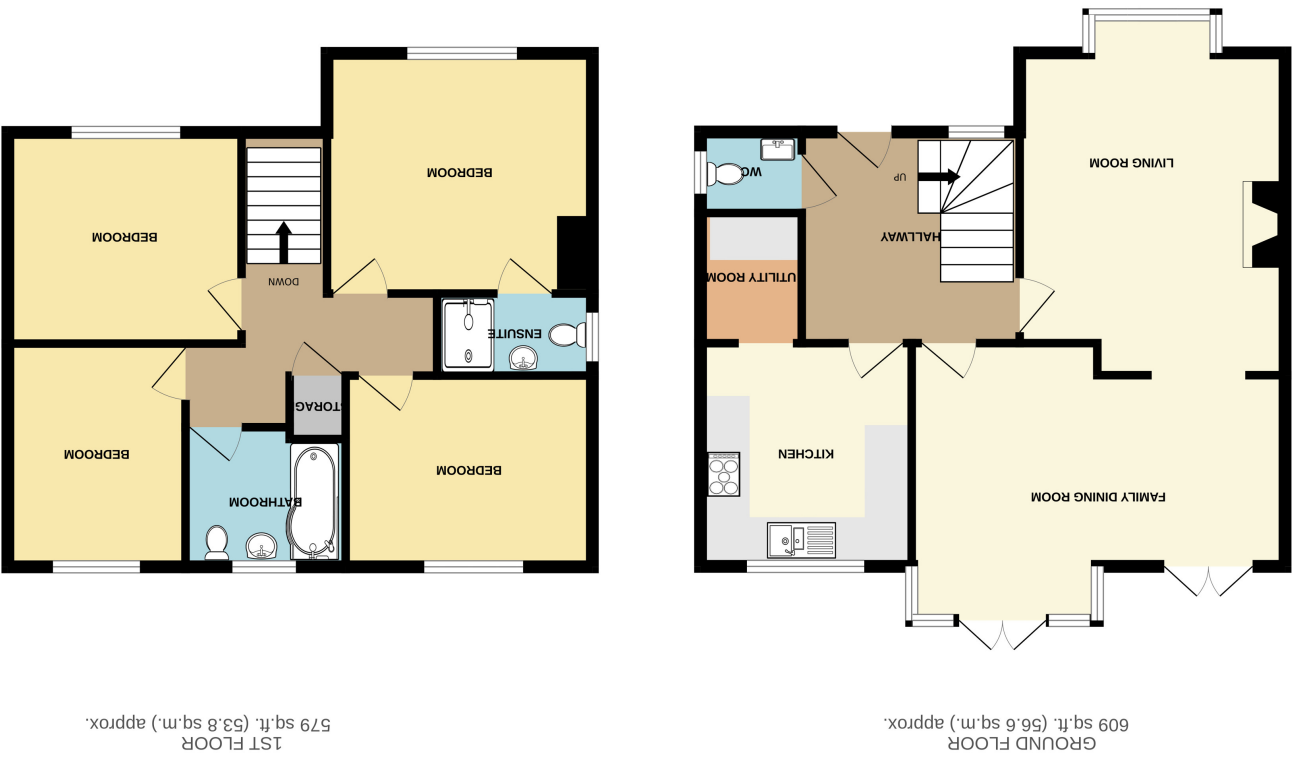


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

TOTAL FLOOR AREA : 1189 sq.ft. (110.4 sq.m.) approx.  
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**FRONTAGE**

Situated on a corner plot, with block paved driveway for several vehicles and gated front pathway to entrance door. Composite double glazed lead light entrance door into spacious entrance hallway.

**HALLWAY**

9' 9" x 10' 1" (2.97m x 3.07m) Smooth plastered ceiling with mains wired smoke alarm and ceiling light point. Air conditioning unit, wall mounted panelled radiator inset to ornate radiator cover. Karndean flooring laid throughout. Carpeted half return staircase rising to first floor.

**GROUND FLOOR WC**

4' 8" x 3' 10" (1.42m x 1.17m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Concealed wall mounted electricity fuseboard. Wall mounted panelled radiator. Suite comprises of close coupled WC and wash basin with mixer tap inset to vanity storage unit. Ceramic wall tiles to external wall. Continuation of Karndean flooring from hallway.

**KITCHEN**

10' 3" x 9' 9" (3.12m x 2.97m) UPVC double glazed window to rear aspect overlooking garden. Smooth plastered ceiling with inset spotlights. Amtico tile effect flooring laid throughout. Kitchen comprises of a range of wall mounted and base level kitchen cabinet units & drawers with hard wood effect square edged worktops incorporating one and a half bowl stainless steel sink unit with mixer tap & drainer. Five ring gas hob with glass contemporary splash back and stainless extractor over. Bevelled brick style tiled splashbacks. Space & plumbing for dishwasher, intergral Zanuzzi oven & grill combination, space for free standing fridge/freezer. Door through to utility room.

**UTILITY ROOM**

6' 0" x 4' 9" (1.83m x 1.45m) Smooth plastered ceiling with ceiling light point and ceiling extractor. Built in storage unit and worktop with space & plumbing beneath for washing machine, and additional space above for tumble dryer. Continuation of Amtico tile effect flooring from kitchen. Wall mounted panelled radiator.

**BAY FRONTED LIVING ROOM**

14' 10" narrowing to 13' 5" x 12'3". UPVC double glazed bay window to front aspect. Smooth plastered ceiling with ceiling light point. Two wall mounted panelled radiators. Feature centred panelled chimney breast opening through to dining room. Carpet laid throughout.

**DINING ROOM**

17' 10" x 12' 11" maximum - narrow to 8'10". Dual access from living room and hallway. Twin UPVC double glazed patio doors to garden. Smooth plastered ceiling with two ceiling light points. Wall mounted panelled radiator. Amtico wood effect flooring laid throughout.

**FIRST FLOOR LANDING**

UPVC double glazed window to front at half landing. Smooth plastered ceiling with mains wired smoke alarm. Access to loft. Wall mounted air conditioning unit. Built in airing cupboard housing Vallient Combi Boiler. Carpet laid throughout.

**BEDROOM ONE**

11' 1" x 12' 2" narrowing to 10'11". UPVC double glazed window to front aspect. Smooth plastered ceiling with inset spotlighting. Wall mounted panelled radiator. Carpet laid throughout. Door to ensuite.

**ENSUITE**

7' 2" x 3' 10" (2.18m x 1.17m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting and ceiling vented extractor. Shower cubicle access via sliding shower screen door. Thermostatic mixer shower inset with rainfall shower head and additional hand held hose. Ceramic tiles to shower enclosure. Pedestal wash basin with mixer tap and push flush WC. Chrome heated towel rail. Ceramic tiled walls at half height.

**BEDROOM TWO**

10' 9" x 9' 3" (3.28m x 2.82m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

**BEDROOM THREE**

11' 4" x 8' 8" (3.45m x 2.64m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

**BEDROOM FOUR**

9' 11" x 8' 2" (3.02m x 2.49m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

**BATHROOM**

7' 4" x 6' 6" (2.24m x 1.98m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset spotlights and ceiling vented extractor. Ceramic tiled walls. Wood effect vinyl flooring. Suite comprises of a panelled bath with enlarged shower area, with mixer tap and thermostatic mixer shower over with rainfall showerhead and additional hand held hose. Chrome heated towel rail. Push flush WC, wash basin with mixer tap inset to vanity storage unit.

**SOUTH FACING GARDEN**

Commences with a large shaped sandstone patio with block paved edging. Feature raised flower beds and artificial lawn area. Timber fenced boundaries to all aspects. External tap. Side gate to front. Access to side garden shed. External home office/playroom via UPVC door.

**SHED / STORAGE**

Accessed from the garden is a timber built shed to one side of the house. Power and lighting connected.

**EXTERNAL HOME OFFICE/PLAYROOM (PART OF ORIGINAL DOUBLE GARAGE VIA PARTITION WALL)**

15' 9" x 9' 4" (4.80m x 2.84m) Smooth plastered ceiling with inset spotlighting. Access to roof apex via pull-down loft hatch. Power & lighting connected throughout. Wood effect laminate flooring throughout.

**DOUBLE GARAGE**

Remainder of the garage with twin up and over doors. Pitched roof for over-head storage. Power and lighting connected.

