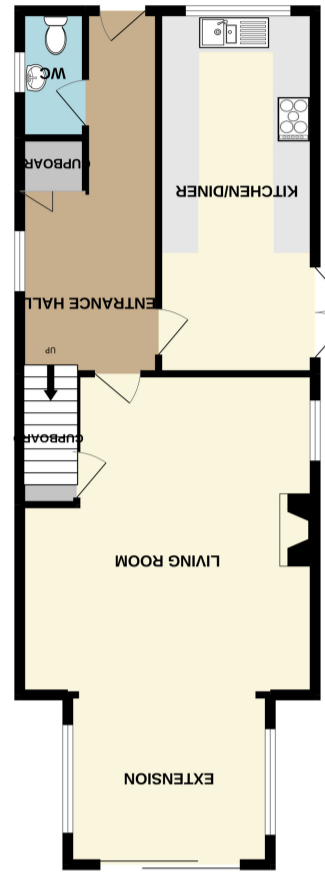
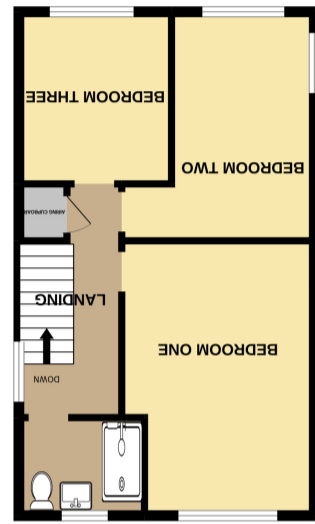
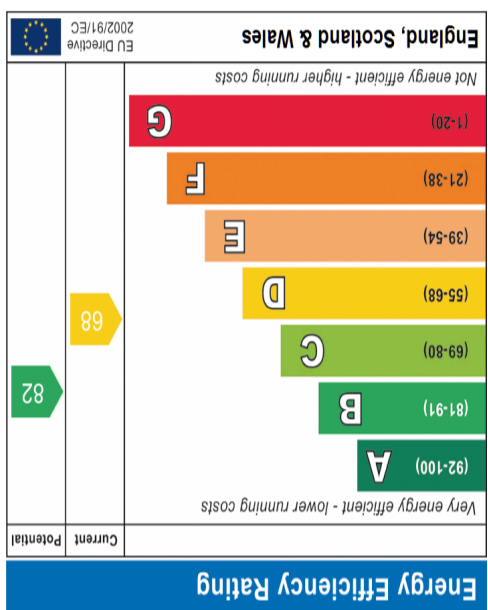


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1150 sq ft (106.8 sq m) approx.
Made with Metreplan 2022





ENTRANCE

Via a UPVC double glazed entrance door with obscure lead light inserts with corresponding side panel.

ENTRANCE HALL

7' 7" x 10' 1" (2.31m x 3.07m) PLUS ENTRANCE OF 9'10" x 4'. Smooth plastered covered ceiling throughout with two ceiling light points. Wall mounted panelled radiator, inset to ornate radiator cover. Wall mounted alarm panel. Wood laminate flooring laid throughout. Opening through to remainder of hallway. Built in cloaks storage cupboard via bi-folding door. UPVC obscure double glazed window to side aspect. Wall mounted central heating thermostat. Carpeted staircase to first floor.

GROUND FLOOR WC

Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Fully tiled walls with travertine porcelain wall tile and ceramic tiled flooring. Suite comprises of suspended wash basin with mixer tap. Push flush WC. Wall mounted panelled radiator.

KITCHEN

19' 9" x 8' 7" (6.02m x 2.62m) UPVC double glazed window to front aspect. Smooth plastered ceiling with two ceiling light points. Wall mounted panelled radiator to dining area end and UPVC double glazed French doors opening to side garden. Kitchen comprises of a range of wall mounted and base level kitchen cabinets and drawer units finished in complementary olive green colour. Solid Oak worktop. Ceramic metro style splashback. One and a half bowl ceramic sink unit with mixer tap & drainer. Appliances include integrated fridge/freezer, 5 ring Gas hob with stainless steel extractor hood over with glass trim, double Electric fan assisted oven beneath with tray warmer. Integral dishwasher and free standing washing machine to remain. Integral tumble dryer. Tiled flooring laid throughout.

LIVING ROOM

17' 7" x 16' 7" (5.36m x 5.05m) NARROWING TO 13'6". UPVC double glazed windows to side aspect. Smooth plastered ceiling with inset LED spotlighting. Feature Victorian cast iron reclaimed Gas fireplace with tiled hearth. Wood laminate flooring throughout. Two wall mounted panelled radiators. Opening through to ground floor extension.

GROUND FLOOR EXTENSION

10' 7" x 9' 4" (3.23m x 2.84m) Double glazed glass sloping roof. Two UPVC double glazed windows to both side aspects and double glazed sliding patio door to garden. Wall mounted double banked panelled radiator. Continuation of wood laminate flooring laid throughout.

FIRST FLOOR LANDING

Via carpeted staircase. UPVC double glazed obscure window to side aspect. Smooth plastered covered ceiling with ceiling light point. Door to airing cupboard.



MASTER BEDROOM

15' 1" x 10' 7" (4.60m x 3.23m) NARROWING TO 9'5". UPVC double glazed window to rear aspect. Smooth plastered covered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Recently laid carpet throughout.

BEDROOM TWO

12' 8" x 7' 10" (3.86m x 2.39m) PLUS DOOR RECESS OF 2'10". Dual aspect UPVC double glazed windows to front and side aspect. Smooth plastered covered ceiling with ceiling light point. Wall mounted double banked panelled radiator. Wood laminate flooring laid throughout.

BEDROOM THREE

9' 9" x 8' 6" (2.97m x 2.59m) UPVC double glazed window to front aspect. Smooth plastered covered ceiling with ceiling light point. Pull down loft hatch with pull down ladder up to fully boarded loft. Two ceiling light points. Wall mounted double banked panelled radiator. Carpet laid throughout.

MODERN FITTED SHOWER ROOM

6' 10" x 5' 5" (2.08m x 1.65m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset LED spotlighting. Feature full length walk in shower with digital Aqualisa shower inset with rainfall showerhead and glass shower screen. Wash basin with mixer tap inset to gloss vanity unit. Push flush WC. Ceramic tiled contrasting walls. Tiled flooring laid throughout. Wall mounted chrome towel rail.

SECLUDED REAR & SIDE GARDEN

Dual access via extension and Kitchen Diner. Patio area to side garden with lawn extending down the side of the property with laurel hedgerow to fence boundary. The main garden area is lawned with a timber decked area with over head sheltered roof and Hot tub to remain. There is also the benefit of a garden shed to remain. Gated side access to front of the property leading to driveway.

FRONTAGE

To the front of the property is a two vehicle block paved driveway (accessed via Copper Beeches) with external light points inset to low brick retaining wall.

COUNCIL TAX BAND D

CASTLE POINT.