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GROUND FLOOR

Entrance Hall

2.41m x 4.83m (7' 11" x 15' 10")

Karndean flooring with under floor heating. Stairs raising to first floor with glass balustrading. Under stairs storage cupboard. Doors into Cloakroom/Utility, Kitchen, Study/Family Room and Lounge.

Study/Family Room

2.74m x 2.77m (9' 0" x 9' 1")

Double glazed window to front. Karndean flooring with under floor heating.

Cloakroom/Utility Room

2.74m x 1.85m (9' 0" x 6' 1")

LLWC. Vanity wash hand basin. A range of wall and base units with Quartz work surface over. Inset sink unit with swan neck mixer tap over. Wall mounted gas boiler enclosed in cupboard. Obscure double glazed window to side. extractor fan.

Kitchen/Diner

4.19m x 7.67m (13' 9" x 25' 2")

A range of wall and base units with Quartz work surface over and upstands. Inset stainless steel sink unit with swan neck mixer tap over. Integrated 'Neff' eye level electric oven and grill. Integrated 'Neff' Fridge/Freezer. Built in 'Neff' dishwasher. Central island with Quartz work surface over with integrated 'Neff' induction hob with contemporary remote controlled extractor over and integrated wine cooler. Double glazed window to front. Karndean flooring with under floor heating. Bi-fold doors onto rear garden. Open plan to lounge.

Living Room

4.24m x 5.94m (13' 11" x 19' 6")

Double glazed window to side. Karndean flooring with under floor heating. Feature glass roof. Double glazed double doors onto rear garden.



FIRST FLOOR

Landing

Doors into Bedroom 1, 3, 4 and 5. Stairs raising to 2nd floor. Double glazed window to front. Radiator. Airing cupboard housing hot water tank and shelving.

Bedroom 1

3.23m x 5.54m (10' 7" x 18' 2")
Double glazed window to rear. Radiator.
Fitted wardrobes.

En-suite

Suite comprising double shower cubicle with multi pane side screen. His & Hers vanity wash hand basins. Heated towel rail. LLWC. Marble effect porcelain fully tiled walls and floor. Extractor fan. Feature full height mirror with ornate lighting and shaver point. Obscure double glazed window to front.

Bedroom 4

3.20m x 4.14m (10' 6" x 13' 7")
Double glazed window to rear. Radiator.

Bedroom 5

3.20m x 3.35m (10' 6" x 11' 0")
Double glazed window to front. Radiator.



Bathroom

Suite comprising panel enclosed bath with mains shower over and folding glass side screen. LLWC. Vanity wash hand basin. Heated towel rail. Extractor fan. Obscure double glazed window to rear. Fully tiled walls. Tiled floor.

2nd Floor

Landing

Double glazed to rear. Velux window to roof void. Radiator. Doors Bedroom 2 and 3.

Bedroom 2

4.19m x 3.18m (13' 9" x 10' 5")
Double glazed window to rear. Radiator.
Walk in storage cupboard. Door to en-suite. Loft access.

En-suite.

Suite comprising double shower cubicle with multi pane glass side screen. His and hers vanity wash hand basins. Feature full height mirror with ornate lighting and shaver point. Velux window to rear. Heated towel rail. Marble effect tiled splashbacks and flooring.

Bedroom 3

3.23m x 6.38m (10' 7" x 20' 11")
Velux window to front and rear. Radiator.

outside

Front Garden

Paved pathway to front door and laid to lawn with laurel hedge to front. Flower and shrub borders.

Rear Garden

Large paved patio area. with flower and shrub border. Laid mainly to lawn. Power points. Gated access to side.

Garage

3.33m x 7.39m (10' 11" x 24' 3")
Remote controlled roller door. Power and light. Double glazed window to side. Service door to rear garden.

