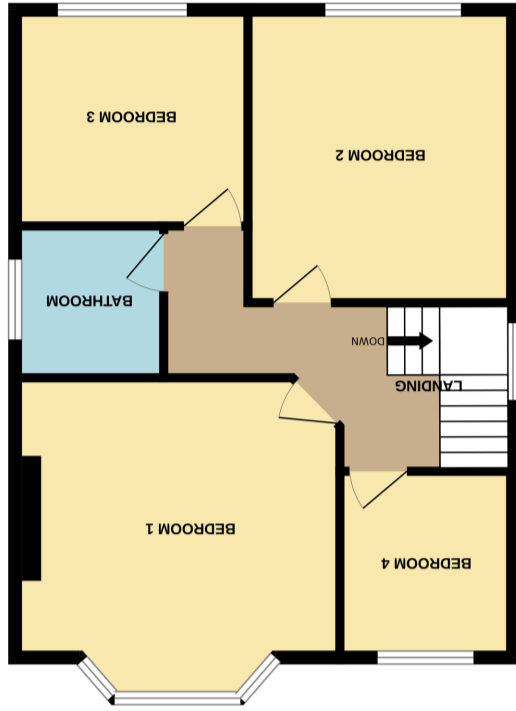
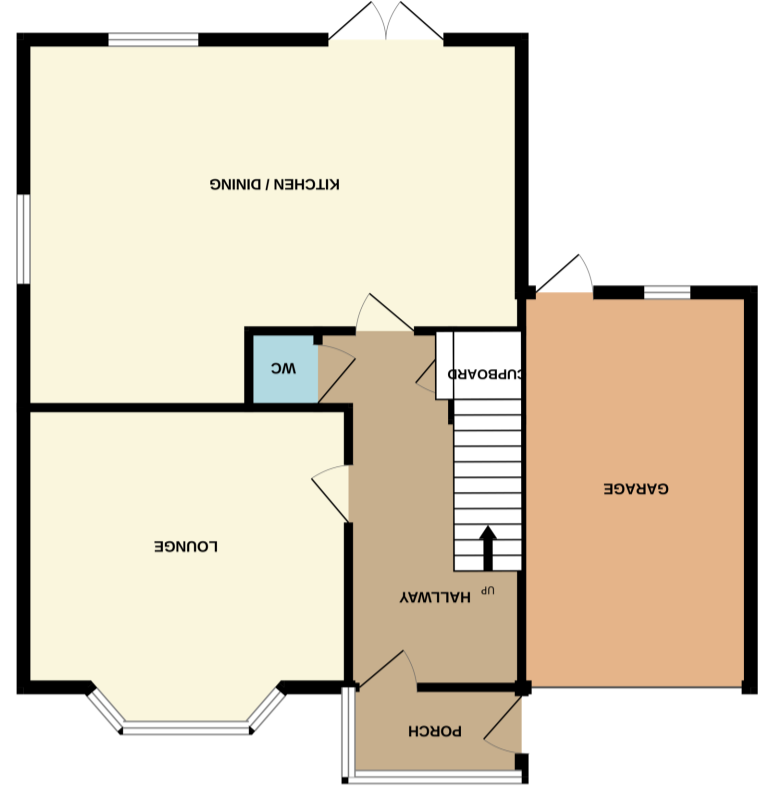


While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TOTAL FLOOR AREA: 1396 sq.ft. (129.7 sq.m.) approx.



1ST FLOOR
 599 sq.ft. (55.6 sq.m.) approx.



GROUND FLOOR
 797 sq.ft. (74.1 sq.m.) approx.





Entrance

Entrance via side aspect double glazed composite door to Entrance Porch.

Porch

Front aspect double glazed windows with leaded light strips, period style tiling, further front aspect double glazed door to entrance hall, LVT Flooring, coved ceilings been plastered, ceiling light point.

Entrance Hall

LVT Flooring, coved ceilings, ceiling light point, stairs leading to the first floor accommodation.

Living Room

4.24m x 4.14m (13' 11" x 13' 7") Max into bay. Front aspect double glazed bay window with leaded light strips, radiator, coved ceilings with plastered ceiling light point, provision for wall mounted TV, space for cast iron wood burner with adjacent display units and cupboards.

Ground Floor WC

Door to under stairs storage cupboard, ceiling light point, housing a wall mounted consumer unit.

Kitchen / Dining:

6.68m x 3.66m (21' 11" x 12' 0") Impressive room. The substantial kitchen has matt black finish doors with an impressive range of fitted units with Quartz works surfaces over incorporating a large centre isle with an AEG induction hob and bespoke pop-up sockets, side and rear aspect double glazed windows, continuation of LVT flooring, power points, countersunk sink unit with mixer-taps, space for tumble dryer, built in larder fridge and full freezer, integrated AEG Oven & Microwave Oven above, integrated washing machine, coved ceiling with inset to ceiling spot lights, large upright period style radiator, cupboard housing a wall mounted Glow Worm boiler serving domestic hot water and central heating systems, open plan through to Dining Room.

Dining Room:

Continuation of LVT flooring, rear aspect double opening double glazed doors to rear garden, coved and smooth plastered ceiling with inset to ceiling spot lights, upright period style radiator, provision for wall mounted TV.

Bedroom One

4.29m x 4.27m (14' 1" x 14' 0") Spacious double room, front aspect double glazed bay window, wall to wall five door wardrobe, radiator, power points.

Bedroom Two

3.66m x 3.51m (12' 0" x 11' 6") Rear aspect double glazed window, radiator, coved ceiling, plastered ceiling light point, power points.

Bedroom Three

3.02m x 2.82m (9' 11" x 9' 3") Coved ceiling, plastered ceiling light point, radiator, rear aspect double glazed window, spacious third bedroom.

Bedroom Four/Study/Home Office

2.41m x 2.26m (7' 11" x 7' 5") Good sized fourth bedroom, front aspect double glazed window, power points, radiator.

First Floor Bathroom

Modern suite comprising of close coupled WC, washing basin, mixer tap, paneled bath, tiled surround, thermostatic shade over, with two shower heads, frosted double glazed window, heated towel rail, LVT flooring, plastered, inset spotlights.

Outside - Front

Brick paved driveway providing off road parking for up to three vehicles.

Garage

Electronically operated roller door, rear aspect door, window, power and light.

Rear Garden

Two tiered Rear Garden, resin section for Alfresco dining, which is behind the Garage, paved patio area immediately above the elevation with steps down to a section of lawn, which is enclosed by feather board fencing, There are doors to storage under the elevated patio area. Pedestrian access down one side of the property leading to the front.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

