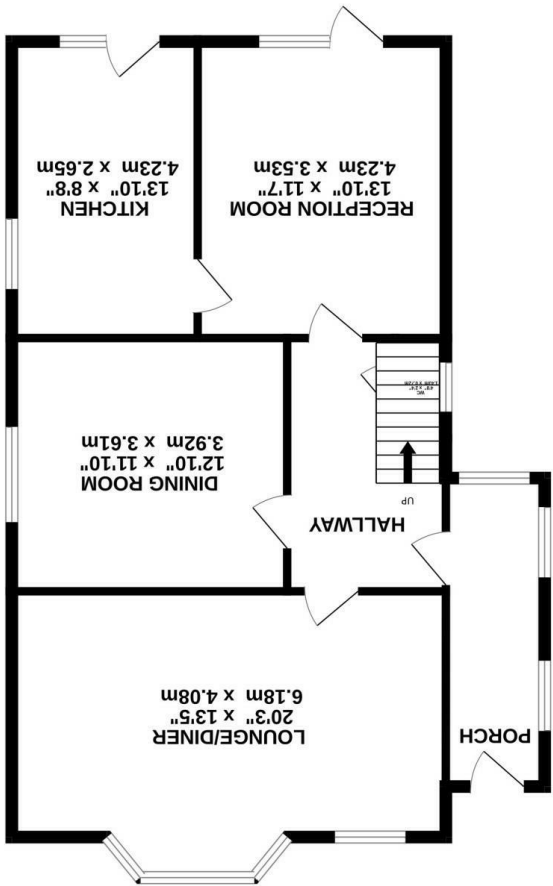
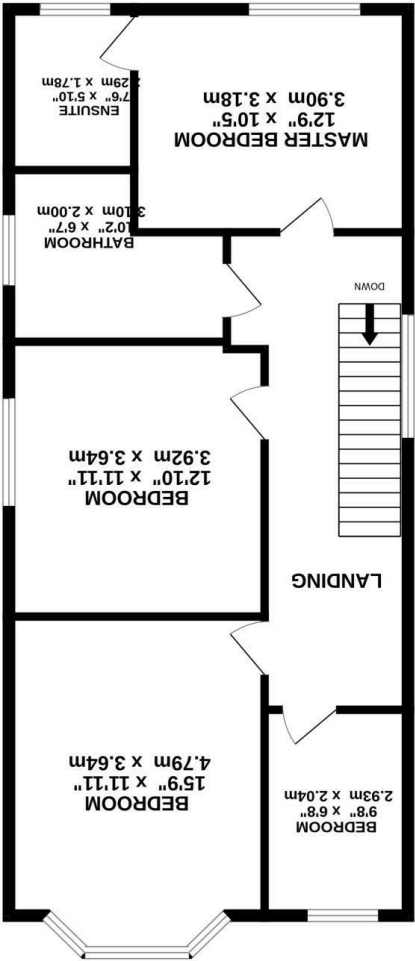


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.

GROUND FLOOR
834 sq.ft. (77.4 sq.m.) approx.





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Porch

Front aspect traditional wooden door leading to aside entrance hallway.
Period tiled floor, rear aspect door leading to the rear garden and smooth set ceiling with inset light points.

Hallway:

Radiator, access to all ground floor accommodation, WC, stairs leading to first floor accommodation.

Lounge/Diner:

20.3m x 13.5m (66' 7" x 44' 3") (Into bay) Very spacious room with front aspect double glazed bay window, radiator, high ceilings with picture, fire place, power points, TV points. smooth plastered ceiling.

Dining Room:

12.10m x 11.10m (39' 8" x 36' 5") Side aspect double glazed windows, radiator, power points, smooth plastered ceiling, inset spot lights.

Reception Room 3:

13.10m x 11.7m (43' 0" x 38' 5") Rear aspect double glazed door providing access to the garden front aspect double, radiator, high ceilings, picture rails, power points, TV points.

Ground Floor WC:

Close coupled WC, pedestal wash hand basin with mixer tap, rear aspect frosted double glazed window, part tiled walls, lino floor, ceiling light point.

Kitchen:

13.10m x 8.8m (43' 0" x 28' 10") Rear aspect double glazed door providing access to the garden, fitted kitchen with a good range of matching wall and floor mounted base units with work surfaces over, sink with mixer tap, space for cooker, space for dish washer, space for fridge freezer, side aspect windows, radiator, smooth covered ceiling, inset spotlights.

First Floor Landing:

Side aspect windows, radiator, landing, ceiling light point, access to all principal rooms, power points. Access to loft space.

Bedroom One:

12.9m x 10.5m (42' 4" x 34' 5") Rear aspect double glazed windows, radiator, power points, smooth set ceilings, feature fire place.

Ensuite to Master:

7.6m x 5.10m (24' 11" x 16' 9") En-Suite with corner bath with mixer shower over, sink unit with mixer tap, drawer unit beneath, part tiled walls, WC, rear aspect double glazed window smooth plastered ceiling, inset to ceiling spotlights

Bedroom Two:

15.9m x 11.1m (52' 2" x 36' 5") Double glazed bay window to front aspect, ceiling light point, power points, radiator.

Bedroom Three:

12.10m x 11.1m (39' 8" x 36' 5") 12.10m x 11.1m (39' 8" x 36' 5") Further good-sized bedroom, side aspect double glazed window, power points, sink unit with pillar taps feature fireplace.

Bedroom Four:

9.8m x 6.8m (32' 2" x 22' 4") Front aspect double glazed window, power points, ceiling light point.

First Floor Family Bathroom:

1.2m x 6.7m (3' 11" x 22' 0") bath with mixer tap & shower attachment, wood effect flooring, part tiled walls, side aspect double glazed window, pedestal wash hand basin with mixer tap, closed coupled WC.

Outside Front:

Driveway to the left-hand side which is fully paved providing parking for two vehicles

Rear Garden:

The rear garden has a paved patio area, the remainder of the garden is mainly laid to artificial lawn for ease or maintenance, surrounded by established shrub borders. The rear garden is also south facing and is certainly a feature of this property.