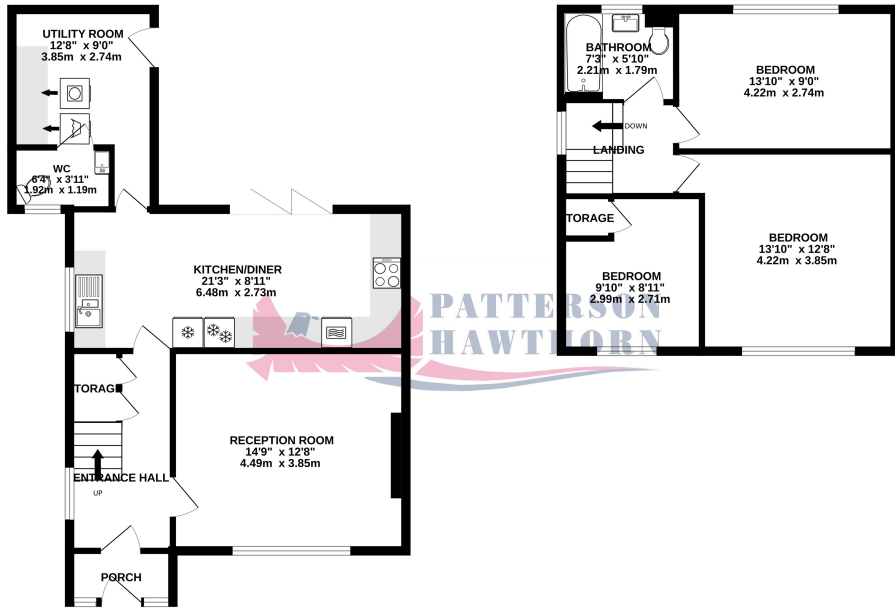


GROUND FLOOR  
590 sq.ft. (54.8 sq.m.) approx.

1ST FLOOR  
453 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 sq.m.) approx.

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 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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- 14' x 12' RECEPTION ROOM
- 21' STUNNING, RE-FITTED KITCHEN/DINER WITH BI-FOLDING DOORS
- RE-FITTED FIRST FLOOR BATHROOM



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## GROUND FLOOR

### **Front Entrance**

Via composite door opening into porch, obscure double glazed windows to front, tiled flooring, second front entrance via uPVC door opening into:

### **Entrance Hall**

Two double glazed windows to side, under stairs storage cupboards, radiator, tiled flooring, stairs to first floor.

### **Reception Room**

4.49m x 3.85m (14' 9" x 12' 8") Double glazed windows to front, radiator, feature fireplace, laminate flooring.

### **Kitchen / Diner**

6.48m x 2.73m (21' 3" x 8' 11") Spotlight bars to ceiling, double glazed windows to side, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with brushed chrome mixer tap, integrated double oven, four ring electric hob, extractor hood, space for wine cooler, full length integrated fridge and freezer, gunmetal grey vertical radiator, tiled splash backs, tiled flooring, bi-folding doors opening to rear garden, uPVC stable style door opening into:

### **Extended Utility Room**

2.7m x 2.69m (8' 10" x 8' 10") Inset spotlight to ceiling, laminate work surface with space and plumbing for washing machine under, space for tumble dryer, a pair of base units, space for freestanding fridge freezer, tiled flooring, uPVC framed double glazed single door to rear opening to rear garden.



## **Ground Floor WC**

1.93m x 1.19m (6' 4" x 3' 11") Obscure double glazed windows to front, inset spotlights to ceiling, low level flush WC, corner hand wash basin with tiled splash back set on a base unit, chrome radiator, tiled flooring.

## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to part boarded loft, double glazed window to side, fitted carpet.

### **Bedroom One**

3.85m x 3.71m (12' 8" x 12' 2") Double glazed windows to front, radiator, fitted carpet.

### **Bedroom Two**

4.22m x 2.74m (13' 10" x 9' 0") Double glazed windows to rear, radiator, laminate flooring.

### **Bedroom Three**

2.8m x 2.73m (9' 2" x 8' 11") Double glazed windows to front, radiator, built in over stairs storage cupboard, laminate flooring.

### **Bathroom**

2.2m x 1.79m (7' 3" x 5' 10") Inset spotlight to ceiling, obscure double glazed windows to rear, floating WC, hand wash basin set on base units, panelled bath, integral rainfall shower, chrome hand-towel radiator, tiled walls, tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 70' Immediate patio with timber Pergola, built-in bar, remainder laid to artificial grass with paved pathway to centre, timber shed and garage to rear, access to front via timber gate.

### **Front Exterior**

Resin bound driveway giving off street parking.

