





GROUND FLOOR

Front Entrance

Via uPVC door opening into:

Hallway

Two obscure double glazed windows to front, eye-level storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room

4.64m x 3.77m (15' 3" x 12' 4") Double glazed windows to front, radiator, feature fireplace. laminate flooring.

Kitchen / Diner

4.62m x 2.55m (15' 2" x 8' 4") Double glazed windows to rear, spotlight bar to ceiling, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, four ring electric hob, extractor hood, space and plumbing for washing machine, space for freestanding fridge freezer, tiled splash backs, radiator, vinyl flooring, hardwood door to side opening into:

Rear Lobby Area

Built-in storage cupboard housing boiler, additional built-in under stairs storage cupboard, double glazed window to side, uPVC door to side opening to side and rear garden.

FIRST FLOOR

Landing

Loft hatch to ceiling, double glazed windows to side, fitted carpet.

Bedroom One

3.85m > 3.0m (12' 8" > 9' 10") x 3.26m (10' 8") (Max) Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.51m > 3.0m (11' 6" > 9' 10") (Max) Double glazed windows to rear, radiator, built-in storage cupboards, fitted carpet.

Bedroom Three

3.25m > 2.15m (10' 8" > 7' 1") x 2.55m (8' 4") Double glazed windows to front, radiator, fitted carpet.

Bathroom

1.77m x 1.7m (5' 10" x 5' 7") (Max) Opaque double glazed windows to rear, panelled bath, shower, hand wash basin, radiator, part tiled walls, vinyl flooring.

EXTERIOR

Rear Garden

Approximately 65' x 50' Immediate wrap-around patio, remainder laid to lawn, small patio area to rear, timber shed, access to front via timber gate, integral shed to rear of property.

Front Garden

Laid to lawn with hard standing path.

