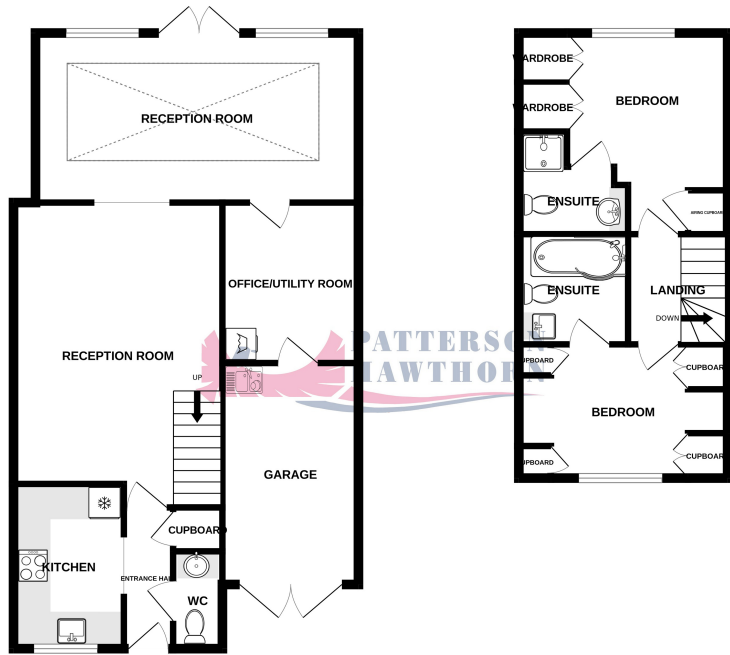


GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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. *Issue with Memoire 03/2022*

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			87
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales	EU Directive 2002/91/EC		

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GROUND FLOOR

Front Entrance

Via a hardwood door opening into:

Hallway

Under-stairs storage cupboard, vinyl flooring.

Kitchen

3.02m x 1.9m (9' 11" x 6' 3") Double glazed windows to front, a range of matching wall and base units, hardwood work surfaces, inset sink with mixer tap, integrated double oven, four ring induction hob, integrated fridge freezer, integrated dishwasher, glass splash backs, vinyl flooring.

Ground Floor WC

Low-level flush WC, hand wash basin inset on a hardwood surface over a pair of base units, chrome hand towel radiator, tiled splash back, vinyl flooring.

Reception Room One

5.3m x 3.83m (17' 5" x 12' 7") Inset spotlights to ceiling, two radiators, feature fireplace, fitted carpet, stairs to first floor.

Reception Room Two

6.06m x 3.18m (19' 11" x 10' 5") Inset spotlights to ceiling, 15' lantern skylight window to ceiling, double glazed windows to rear, hardwood flooring, two radiators, uPVC framed double doors to rear opening to rear garden.



Office / Utility Room

2.98m x 2.43m (9' 9" x 8' 0") Inset spotlights to ceiling, a range of built-in storage units, space and plumbing for washing machine, radiator, laminate flooring, hardwood door to front opening into:

Garage

4.05m x 2.54m (13' 3" x 8' 4") Hardwood double doors to front, power and lighting, double sink with mixer tap.

FIRST FLOOR

Landing

Loft hatch to ceiling with integral pull-down ladder leading to boarded loft, fitted carpet.



Bedroom One

3.75m > 2.63m (12' 4" > 8' 8") x 3.83m (12' 7") Into fitted wardrobes, double glazed windows to rear, radiator, fitted wardrobes, airing cupboard, fitted carpet.

Ensuite Shower Room

1.88m x 1.81m (6' 2" x 5' 11") Into shower, low level flush WC, hand wash basin inset within base units, shower cubicle, radiator, tiled splash back, vinyl flooring.

Bedroom Two

3.85m x 2.56m (12' 8" x 8' 5") Double glazed windows to front, radiator, fitted wardrobes and vanity unit, fitted carpet.

Ensuite Bathroom

1.92m x 1.87m (6' 4" x 6' 2") P-shaped panelled bath, shower, low level flush WC inset within base unit, chrome hand towel radiator, vinyl flooring.



EXTERIOR

Rear Garden

Approximately 42' Immediate raised decking, remainder laid to lawn.

Front Exterior

Part paved part laid to pebbles, hardstanding drive giving multi-car off street parking.

