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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D1130976)



- Appealing Edwardian Family Home
- Re-Fitted Family Bathroom And Downstairs Cloakroom
- Retaining Lots Of Character Features
- Gated Two Car Driveway
- Three Double Bedrooms With En Suite To Principal Bedroom
- Extended Kitchen/Breakfast Room
- Mature And Private 130' Rear Garden
- No Forward Chain And Immediate Vacant Possession



**Recessed Entrance Porch To**  
Leaded light panel door to

**Entrance Hall**  
Stairs to first floor, single panel radiator, exposed timber floor boards, inner door to

**Sitting Room**  
12' 6" x 12' 5" (3.81m x 3.78m)  
Bay window with UPVC windows to front aspect, fitted cabinet, central decorative cast Victoriana fireplace with moulded timber surround and tiled hearth, double panel radiator, TV point, telephone point, moulded skirting and picture rail, exposed timber floor boards



**Dining Room**  
13' 0" x 12' 4" (3.96m x 3.76m)  
UPVC picture window to rear aspect, moulded skirting, double panel radiator, central fireplace recess with decorative tiled hearth, exposed timber floor boards.

**Cloakroom/Utility Room**  
6' 7" x 5' 9" (2.01m x 1.75m)  
Fitted in a two piece white suite comprising low level WC, corner wash hand basin with mono bloc mixer tap and tiling, UPVC window to front aspect, plumbing for automatic washing machine, shelving, single panel radiator, decorative print vinyl flooring.



**Kitchen/Breakfast Room**  
11' 3" x 10' 10" (3.43m x 3.30m)  
A light double aspect room with UPVC window to side and double glazed bi-fold doors accessing garden terrace, re-fitted in a range of base and wall mounted Shaker pattern cabinets with complementing work surfaces and re-tiled surrounds, inset ceramic sink unit, integrated automatic dishwasher and fridge freezer, drawer units, pan drawers, electric and gas cooker points with bridging unit and extractor fitted above, recessed lighting, peninsular breakfast bar, ceramic style contemporary slate flooring, underfloor heating.



**First Floor Galleried Landing**  
UPVC window to side aspect, access to insulated loft space, UPVC window to side aspect.

**Principal Bedroom**  
13' 4" x 9' 9" (4.06m x 2.97m)  
Double panel radiator, central feature Victoriana cast decorative fireplace with tiled hearth and surrounds, UPVC picture window to front aspect, inner door to

**En Suite Shower Room**  
6' 4" x 4' 9" (1.93m x 1.45m)  
Fitted in a three piece contemporary white suite comprising low level WC, suspended vanity wash hand basin with drawer unit and mono bloc mixer tap, screened shower enclosure with independent multi head shower unit fitted, recessed lighting, extractor, full ceramic tiling, ceramic tiled flooring.

**Bedroom 2**  
9' 10" x 9' 4" (3.00m x 2.84m)  
UPVC window to rear aspect, double panel radiator, central cast decorative fireplace with tiled hearth.

**Bedroom 3**  
10' 6" x 8' 0" (3.20m x 2.44m)  
UPVC picture window to rear aspect, single panel radiator, cupboard housing gas fired central heating boiler serving hot water system and radiators.

**Family Bathroom**  
8' 2" x 5' 11" (2.49m x 1.80m)  
Re-fitted in three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, panel bath with folding shower screen with independent overhead shower unit and mixer tap, contemporary tiling, recessed lighting, UPVC window to side aspect, decorative print vinyl flooring.

**Outside**  
The front garden is neatly tended and enclosed by brick walling and wrought iron railings. The side garden is stocked with a selection of ornamentals. Double gated access leads to a gravel driveway and concrete standing gives provision for two large vehicles. The parking area could easily be extended if required or indeed garaging built subject to relevant planning permission. The gardens are beautifully stocked, mature and private measuring approximately 130' in length with established lawns, stocked varieties of evergreen shrubs and ornamental trees and a timber shed. The gardens are enclosed by high boundaries and screened by established notable trees.

**Tenure**  
Freehold  
Council Tax Band - C

