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1ST FLOOR
436 sq.ft. (40.6 sq.m.) approx.

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.





Entrance

2.72m x 4.47m (8' 11" x 14' 8") Entrance via side aspect double glazed door to entrance hallway, with large front aspect double glazed obscure window, wood effect laminate flooring, stairs leading through to first floor accommodation, power points, door to a large storage room (Previously Garage) radiator with cover, doors to under stair storage cupboards.

Living Room/Dining Room

7.7m x 3.2m (25' 3" x 10' 6") Very spacious room, front aspect double glazed window, wall mounted electric fire, power points, TV points, radiator, continuation of wood effect laminate flooring, additional radiator, smooth plastered ceiling, inset to ceiling spotlights.

Dining Area: Continuation of flooring, radiator, power points, rear aspect double opening double glazed patio doors leading through to the conservatory. Open plan through to kitchen.

Kitchen

3.21m x 2.41m (10' 6" x 7' 11") Modern fitted kitchen with a comprehensive range of matching wall mounted and base units with wood effect work surfaces over, stainless steel sink unit with mixer tap, rear aspect double glazed window, integrated full width dishwasher, continuation of flooring, part tiled walls, power points, integrated double oven, smooth plastered ceiling, inset to ceiling spotlights.

Utility / Inner Hallway

Accessed from the kitchen, space for washing machine, space for tumble dryer over, smooth plastered ceiling, inset to ceiling spotlights, bank of storage cupboards to one wall which incorporates an integrated fridge and freezer, continuation of wood effect laminate flooring, side aspect double glazed window, side aspect double glazed door giving access to the rear garden, door to ground floor WC.

Downstairs WC

Close couple WC, wall mounted wash hand basin with mixer tap, radiator, rear aspect obscure double glazed window, smooth plastered ceiling, inset to ceiling spotlight, extractor.

Conservatory

4.28m x 2.62m (14' 1" x 8' 7") Of brick and UPVC double glazed construction, sliding double glazed doors giving access to the rear garden.

Large Storage Room / Snug (Previously Garage)

Access from the hallway, side aspect double glazed door & window, ceiling light point, housing a wall mounted boiler serving domestic hot water & central heating systems, front aspect double glazed window (where garage door used to be) and radiator.

First Floor Landing

Side aspect double glazed window, smooth plastered ceiling, hatch providing access to loft space, ceiling light point, power points.

Bedroom 1

4.41m x 2.8m (14' 6" x 9' 2") Spacious double room, a comprehensive range of fitted bedroom furniture with double wardrobe, two further wardrobes, overhead cupboards, dressing table & drawer units, two radiators, front aspect double glazed window, ceiling light point, power points,

Bedroom 2

3.25m x 2.67m (10' 8" x 8' 9") Spacious second bedroom, rear aspect double glazed window, smooth plastered ceiling, power points, wood effect laminate flooring, radiator.

Bedroom 3

3.17m x 2.37m (10' 5" x 7' 9") Front aspect double glazed window, radiator with cover, ceiling light point, power points, door to an over stair storage cupboard.

Bathroom

2.38m x 1.67m (7' 10" x 5' 6") Modern suite comprising of a shaped bath, mixer tap, tile surround, shower unit, sink unit with mono bloc tap cupboards beneath, WC with concealed cistern, part tiled walls, side and rear aspect obscure double glazed windows, smooth plastered ceiling, inset to ceiling spotlight, chrome heated towel rail.

Front Garden

Offering good frontage with ample off road parking which is laid to brick paving for ease of maintenance.

Rear Garden

The rear garden is predominately laid to lawn with a patio area to one corner, enclosed by fencing.

Additional Information

Tenure: Freehold
Council Tax Band: D
EPC: D



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