



GROUND FLOOR

COVERED PORCH

Generous covered porch with courtesy lighting.

ENTRANCE HALL

Front aspect upvc multi-point locking door and opaque glazed window, stairs to first floor with twin opening doors below giving access to understairs cloaks cupboard, doors to living room, kitchen/breakfast room, study, cloakroom and garage, radiator, laminate flooring, textured and coved ceiling.

LIVING ROOM

5.16m x 3.64m (16' 11" x 11' 11") Front aspect bow window, fireplace, Cable point, radiator, wall lights, door to kitchen/breakfast room, textured and coved ceiling.

KITCHEN/BREAKFAST ROOM

8.39m x 3.54m (27' 6" x 11' 7") narrowing to 3.03m. Rear aspect upvc double glazed window and upvc half opaque double glazed door to terrace, squared archway to dining room. Extensive range of eye and base level units incorporating wood effect work surfaces with matching upstand, inset single bowl single drainer composite sink unit and 'Pronteau' instant hot water 3 in 1 mixer tap. Built in four ring gas hob and fan assisted oven with grill below extractor, integrated microwave, fridge, freezer and dishwasher, breakfast bar, 'Kamdean' flooring, smooth finish ceiling with inset downlighters and coving.

DINING ROOM

3.34m x 2.70m (10' 11" x 8' 10") Side aspect upvc tri-fold double glazed doors to terrace, rear aspect upvc double glazed window, feature upvc double glazed lantern light, 'Kamdean' flooring, smooth finish ceiling.

STUDY

3.25m x 2.27m (10' 8" x 7' 5") excluding recess. Rear aspect UPVC double glazed window, radiator, textured and coved ceiling.

CLOAKROOM

Side aspect opaque glazed window, low level wc, wall mounted wash basin with tiled splashback, radiator, 'Kamdean' flooring, textured and coved ceiling.

GARAGE

5.37m x 3.11m (17' 7" x 10' 2") Front aspect up and over door, side aspect upvc opaque double glazed window, wall mounted consumer unit, gas and electric meters, plumbing for washing machine.

FIRST FLOOR

LANDING

Doors to all bedrooms and refitted family bathroom, built in shelved linen cupboard, textured ceiling, hatch with ladder giving access to part boarded loft space with light housing hot water cylinder tank and pressure vessel.

BEDROOM ONE

4.60m x 3.19m (15' 1" x 10' 6") Front aspect upvc double glazed window, range of fitted bedroom furniture offering storage over wardrobes, drawers and cabinets, radiator, textured ceiling with inset downlighters, door to refitted ensuite.

REFITTED ENSUITE

3.16m x 2.5m (10' 4" x 8' 2") Rear aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, surface mounted ceramic wash basin with mixer tap, walk-in shower with digital dual head power shower. Base level range of storage cabinets, heated chrome towel rail, tiled walls, 'Kamdean' flooring, shaver point, smooth finish ceiling with inset downlighters.

BEDROOM TWO

3.72m x 3.64m (12' 2" x 11' 11") Front aspect upvc double glazed window, two wardrobe recesses, radiator, laminate flooring, textured ceiling with inset downlighters.

BEDROOM THREE

4.27m x 3.54m (14' 0" x 11' 7") max. Rear aspect upvc double glazed window, radiator, fitted wardrobe fronted via mirrored doors, laminate flooring, textured and coved ceiling.

BEDROOM FOUR

3.65m x 2.60m (12' 0" x 8' 6") L-shaped room measured to maximum dimensions. Front aspect upvc double glazed window, radiator, fitted wardrobe with matching base level cabinet and dresser, textured ceiling.

REFITTED BATHROOM

3.06m x 2.53m (10' 0" x 8' 4") Rear aspect upvc opaque double glazed window, four piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap and storage cabinet below, panel enclosed bath with central mixer tap incorporating shower attachment, walk-in shower with dual head thermostatic power shower. Heated chrome towel rail, mainly tiled walls, 'Kamdean' flooring, smooth finish ceiling with inset downlighters and extractor.

SOUTH FACING REAR GARDEN

Composite decking leading onto paved terrace offering space for outdoor dining/entertaining, area of artificial lawn suitable for children's play area, the garden is enclosed by wood panel fencing with outside tap and pedestrian gate to side giving access to front.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floor plans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

