

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.







### ENTRANCE

Entrance to the property via external porch. UPVC double glazed opening doors. Inner original hardwood door with feature lead light stained glass insert into entrance hall.

### ENTRANCE HALL

15' 7" x maximum width of 7' 10" - narrowing to 5'5". Smooth plastered cornice ceiling with feature picture rails. Wall mounted double banked panelled radiator. Understairs storage cupboards. Wall mounted central heating thermostat. Carpet laid throughout.

### BAY FRONTED LIVING ROOM

15' 7" into Bay x 12' 5" (4.75m x 3.78m) UPVC double glazed bay window to front aspect. Smooth plastered corniced ceiling with feature ceiling rose and ceiling light point, Centred feature fireplace with art deco tiled surround. Wall mounted panelled radiator. Carpet laid throughout.

### DINING ROOM

13' 6" x 9' 11" (4.11m x 3.02m) Smooth plastered corniced ceiling with ceiling light point, picture rails. Centred tiled fireplace. Wall mounted double banked panelled radiator. Karndean wood flooring laid throughout. Double glazed sliding patio doors to conservatory/utility room. Archway through to kitchen.

### KITCHEN

9' 1" x 7' 10" (2.77m x 2.39m) Dual access from entrance hall and dining room. Modern fitted contemporary kitchen with a range of wall mounted and base level kitchen cabinet units and drawers. Tiled splashbacks. Walnut effect worktops incorporating a stainless steel sink unit with mixer tap and drainer, four ring gas hob, integral Bosch electric fan assisted oven. Wood effect tiled flooring laid throughout.

### CONSERVATORY/UTILITY ROOM

15' 0" x 5' 9" (4.57m x 1.75m) UPVC double glazed patio doors opening to West facing garden. Sloping semi-translucent poly carbonate roof. Remainder of windows are UPVC double glazed. Space & plumbing for washing machine and additional under counter appliance. Space for free standing fridge/freezer. Wood effect vinyl flooring throughout. Access to ground floor WC, via UPVC double glazed door.



### GROUND FLOOR WC

3' 7" x 2' 9" (1.09m x 0.84m) UPVC obscure double glazed window. Close coupled WC. Wall mounted light point.

### FIRST FLOOR LANDING

Via carpeted staircase and timber balustrade and wall mounted hand rail. Smooth plastered ceiling with ceiling light point and access to loft (fully boarded). Carpet laid throughout.

### BEDROOM ONE

12' 7" plus Bay of 2' 9" x 11'11" narrowing to 10' 5". UPVC double glazed bay window to front .aspect. High ceilings with feature picture rail. Smooth plastered ceiling with ceiling light point. Built in storage cupboard. Victorian style cast iron fireplace. Wall mounted panelled radiator. Carpet laid throughout.

### BEDROOM TWO

13' 6" x 11' 11" (4.11m x 3.63m) into alcove. UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Feature picture rails. Built in storage cupboard. Cast Iron Victorian style fireplace. Wall mounted panelled radiator. Vanity wash basin with under unit storage with tiled splashbacks. Carpet laid throughout.

### BEDROOM THREE

9' 0" x 7' 7" (2.74m x 2.31m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Feature picture rails. Wall mounted modern Valliant combi boiler. Wall mounted panelled radiator. Carpet throughout.

### MODERN BATHROOM

6' 7" x 6' 0" (2.01m x 1.83m) UPVC obscured double glazed window to rear aspect. Smooth plastered ceiling with florescent ceiling light. Wall mounted extractor vent. Ceramic wall and floor tiles. Suite comprises of a panelled bath with mixer taps and thermostatic mixer shower with rainfall shower head and additional hand held hose. Push flush WC. Wash basin inset to vanity storage unit with mixer tap. Feature chrome heated towel rail.

### WEST FACING GARDEN

Recently landscaped and newly fenced garden. Largely shingled with access to a recently constructed garden shed. Gated rear access.

