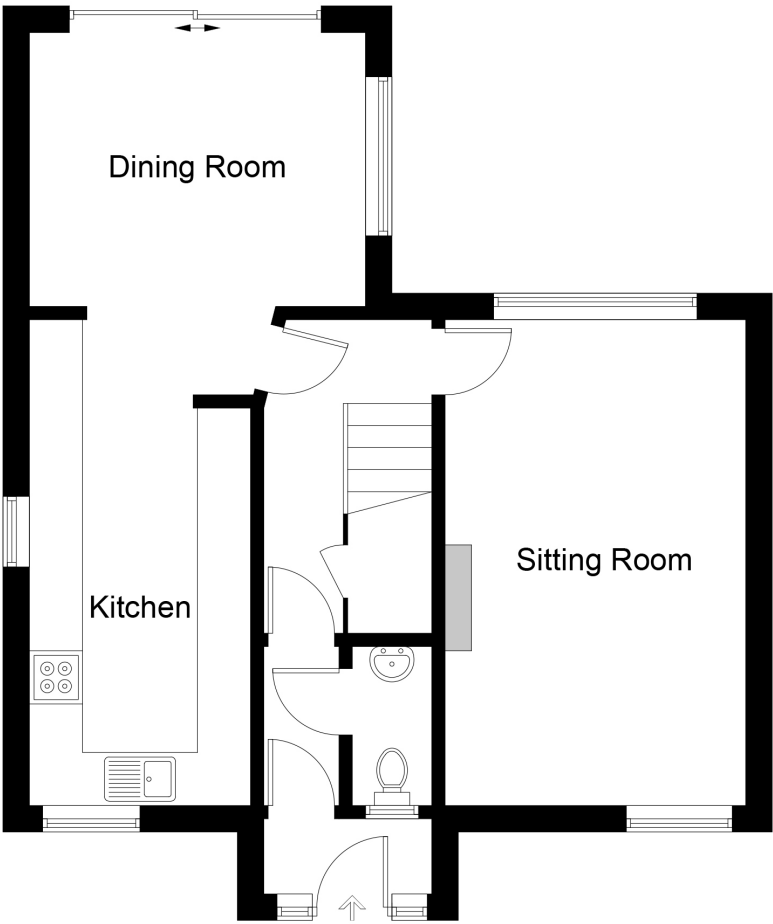


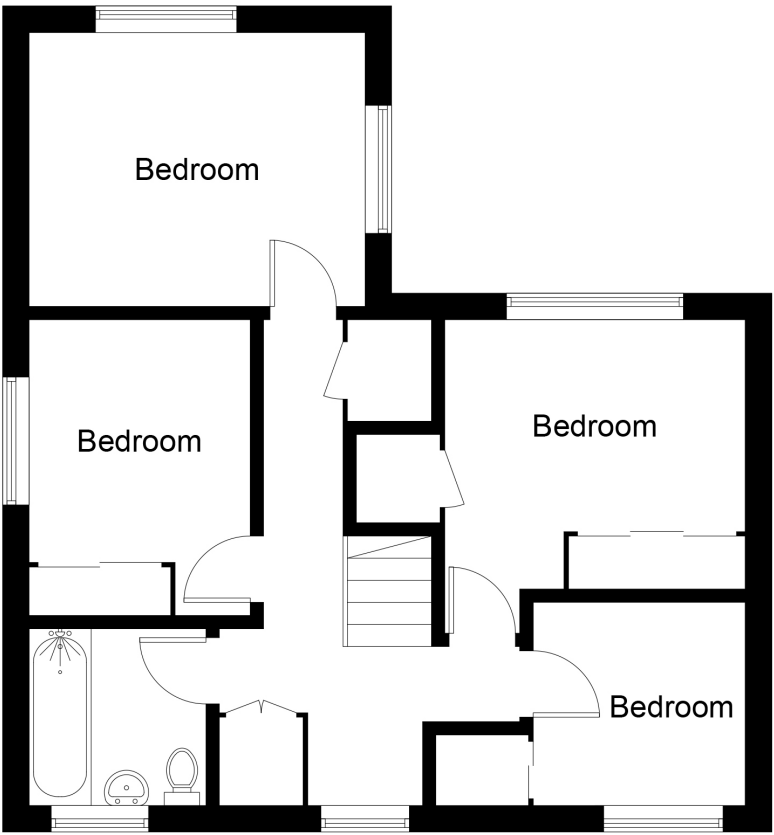


2 Trinity Road

Approximate Gross Internal Area = 116.3 sq m / 1252 sq ft



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1270776
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Floor Plan Produced by EPC Provision



This superb extended detached family home occupies a fabulous corner plot at the cul-de-sac end of this popular road on the edge of the highly regarded old church area. The property is perfectly located for access to local schools, shops, sports facilities and parkland. Arranged over two floors the well presented accommodation briefly comprises entrance porch entrance hall, cloakroom, kitchen dining family room and sitting room for good sized bedrooms and family bathroom

Outside the extensive corner plot garden gardens the front is open plan with driveway to garage whilst the rear is fully enclosed and affords a good deal of privacy.



ROOM DESCRIPTIONS

Entrance Porch
Entered via composite double glazed door with matching frosted side panels. Radiator and UPVC double glazed door to Entrance Hall. Fitted storage cupboard and quality vinyl tiled floor.

Entrance Hall
Stairs rise to first floor accommodation with useful storage cupboard below. Doors to Cloakroom, Kitchen/Dining Room & Sitting Room. Two radiators.

Cloakroom
Tiled and fitted with a white suite comprising; vanity unit with inset basin and mixer tap and low level W.C. Radiator and extractor fan. UPVC double glazed frosted window to front and quality vinyl tiled floor.

Kitchen/Dining Room
Kitchen Area
17' 10" x 7' 10" (5.44m x 2.39m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset ceramic sink and drainer with mixer tap over. Freestanding cooker with electric oven and gas hob. Space and plumbing for dishwasher, washing machine and undercounter fridge. Radiator and UPVC double glazed window to front. Tiled floor continues through to Dining Area.

Dining Area
12' 6" x 10' 1" (3.81m x 3.07m)
UPVC double glazed sliding patio doors to rear and UPVC double glazed window to side. Radiator.

Sitting Room
17' 10" x 11' 2" (5.44m x 3.40m)
Dual aspect with UPVC double glazed windows to front and rear. Feature stone unit with TV stand and inset coal effect gas fire. Two radiators.

First Floor Landing
Loft access with ladders. Doors to all Bedrooms & Family Bathroom. Two airing cupboards one housing "Worcester" combi boiler. Radiator and UPVC double glazed window to front.

Bedroom One
11' 2" x 8' 2" (3.40m x 2.49m) to wardrobe front.
A range of fitted wardrobes. Storage cupboard. UPVC double glazed window to rear and radiator.

Bedroom Two
10' 5" x 10' 2" (3.17m x 3.10m) to wardrobe front.
Fitted wardrobes. Dual aspect with UPVC double glazed windows to side and rear. Radiator.

Bedroom Three
10' 11" x 7' 11" (3.33m x 2.41m) max
Fitted wardrobes. UPVC double glazed window to side and radiator.

Bedroom Four
8' 2" x 7' 7" (2.49m x 2.31m)
Fitted wardrobes. UPVC double glazed window to front an radiator.

Bathroom
Fully tiled and fitted with a suite comprising; panel bath with mixer taps, electric shower and glazed screen over, ceramic pedestal hand wash basin with taps and low level W.C. Vinyl floor. UPVC double glazed window to front and radiator.

Rear Garden

Garage

Front Garden

Tenure & Council Tax Band

Tenure: Freehold
Council Tax Band: E

