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ENTRANCE

UPVc double glazed entrance door with glazed side panels leading to:

RECEPTION HALLWAY

Smooth plastered ceiling with recessed lights. Radiator. Ceramic tiled floor. Internal oak doors with chrome furniture to all rooms. Central heating thermostat. Winding staircase to first floor.

GROUND FLOOR WC

Ceramic tiled floor. Radiator. Expelair. Contemporary white suite comprising low level WC and wash hand basin in vanity unit with recessed mirror and splash back tiling above. Smooth plastered ceiling with recessed lights.

LOUNGE

5.49m x 3.66m (18' x 12') UPVc double glazed bay window to the front. Fitted carpet. Radiator. TV/media point. Smooth plastered ceiling.

STUDY

3.35m x 3.05m (11' x 10') - UPVc double glazed window to the front. Radiator. Smooth plastered ceiling. Media point.

UTILITY ROOM

3.05m x 1.83m (10' x 6') - Half glazed UPVc door to side. Fully fitted with gloss white units to both eye and base level with extensive range of worktops. Inset white sink with mixer taps. Space for washing machine and tumble dryer. Cupboard housing Vaillant gas central heating boiler. Half tiled walls. Smooth plastered ceiling with recessed lights.

KITCHEN / DINING ROOM / FAMILY SNUG

10.97m x 3.35m (36' x 11')
KITCHEN AREA: UPVc double glazed window to the rear. Smooth plastered ceiling with recessed lights. Luxury fitted with contemporary white units to both eye and base level with soft close doors. Extensive range of granite worktops and upstand. Light oak furniture. Various pull out storage racks. Saucepan drawers. Integrated appliances include Whirlpool oven, microwave and dishwasher. Induction hob with stainless steel extractor above. Inset 1.5 bowl sink with mixer taps. Feature room divider with granite worktop and curved corner cupboards and inset wine cooler. Full height gloss black fridge/freezer. Ceramic tiled floor. Open access to:
DINING AREA & FAMILY SNUG: Two sets of UPVc double glazed bi-fold doors leading to the rear sun terrace. Smooth plastered ceiling with recessed lights. Two radiators. TV/media point. Ceramic tiled floor. Large walk in under storage cupboard. Personal door via lobby area to the garage.

1ST FLOOR LANDING

Smooth plastered ceiling. Radiator. Large storage cupboard. Further airing cupboard housing hot water cylinder. Further staircase leading to the second floor.

MASTER BEDROOM SUITE

Bedroom Area - 4.72m x 3.51m (15'6" x 11'6") - UPVc double glazed doors and window to the rear leading to Juliet balcony. TV/telephone point. Smooth plastered ceiling. Radiator.

LUXURY EN-SUITE SHOWER ROOM

Luxury Shower Room Ensuite - UPVc double glazed window to flank. Tiled floor. White contemporary tiled suite comprising low level WC, twin wash hand basins in vanity unit and double shower cubicle with sliding door and wall mounted shower. Chrome heated towel rail/radiator. Fitted mirror.

WALK IN DRESSING ROOM

4.27m reducing to 3.05m x 3.35m - UPVc double glazed window to front. Radiator. Smooth plastered ceiling with recessed lights.

BEDROOM TWO

4.72m x 4.42m (15'6" x 14'6") - UPVc double glazed window to front. TV point. Smooth plastered ceiling.

BEDROOM THREE

4.11m x 3.56m (13'6" x 11'8") - UPVc double glazed door and side windows leading to Juliet balcony at the rear. Radiator. TV point.

BEDROOM FOUR

3.81m x 3.51m (12'6" x 11'6") - UPVc double glazed window to front. Radiator. TV point.

BEDROOM FIVE

3.66m x 3.51m (12' x 11'6") - UPVc double glazed door leading to Juliet balcony at the rear. Radiator. TV point.

FAMILY BATHROOM

UPVc double glazed window to flank. White suite comprising panelled bath with mixer taps, low level WC, double shower cubicle with fully tiled walls and wash hand basin in vanity unit with cupboards below. Tiled floor. Smooth plastered ceiling with recessed lights. Heated towel rail/radiator.

STAIRS TO 2ND FLOOR ACCOMMODATION

Door leading through to huge top floor guest suite comprising of a Double bedroom with ensuite shower room and a large living space adjoining.

GUEST SUITE / BEDROOM SIX

6.4m x 3.64m (21' 0" x 11' 11") - Dual aspect UPVc double glazed dormer windows to the front and rear. Smooth plastered ceiling with recessed lights. TV points. Radiators. Door to:

EN-SUITE SHOWER ROOM

White suite comprising low level WC, fully tiled shower cubicle and wash hand basin in vanity unit. Fitted mirror. Tiled floor. Part tiled walls. UPVc double glazed window to the rear. Chrome heated towel rail.

LIVING / RECREATION AREA ADJOINING TO GUEST BEDROOM SUITE

6.4m x 8.24m (21' 0" x 27' 0") - The perfect getaway. This large multi function space could be used for a wealth of reasons. Currently serving as a man cave and recreation area. Three UPVc double glazed windows to front and rear aspect. carpet to flooring and numerous power points.

GARDEN

There is side access to the REAR GARDEN, approximately 45' x 45' which is mainly elevated. Recessed sun terrace with wrought iron balustrading with steps leading to further enclosed sun terrace. The remainder of the garden is laid to lawn. Shed.

EXTERIOR

The property occupies a 45' x 150' plot front to rear. The property is set approximately 70' back from the road and enjoys a semi circular block paved driveway providing ample parking spaces. There is access to:

GARAGE

5.94m x 2.74m (19'6" x 9') - Up and over door. Light and power. Personal door to lobby area.

