

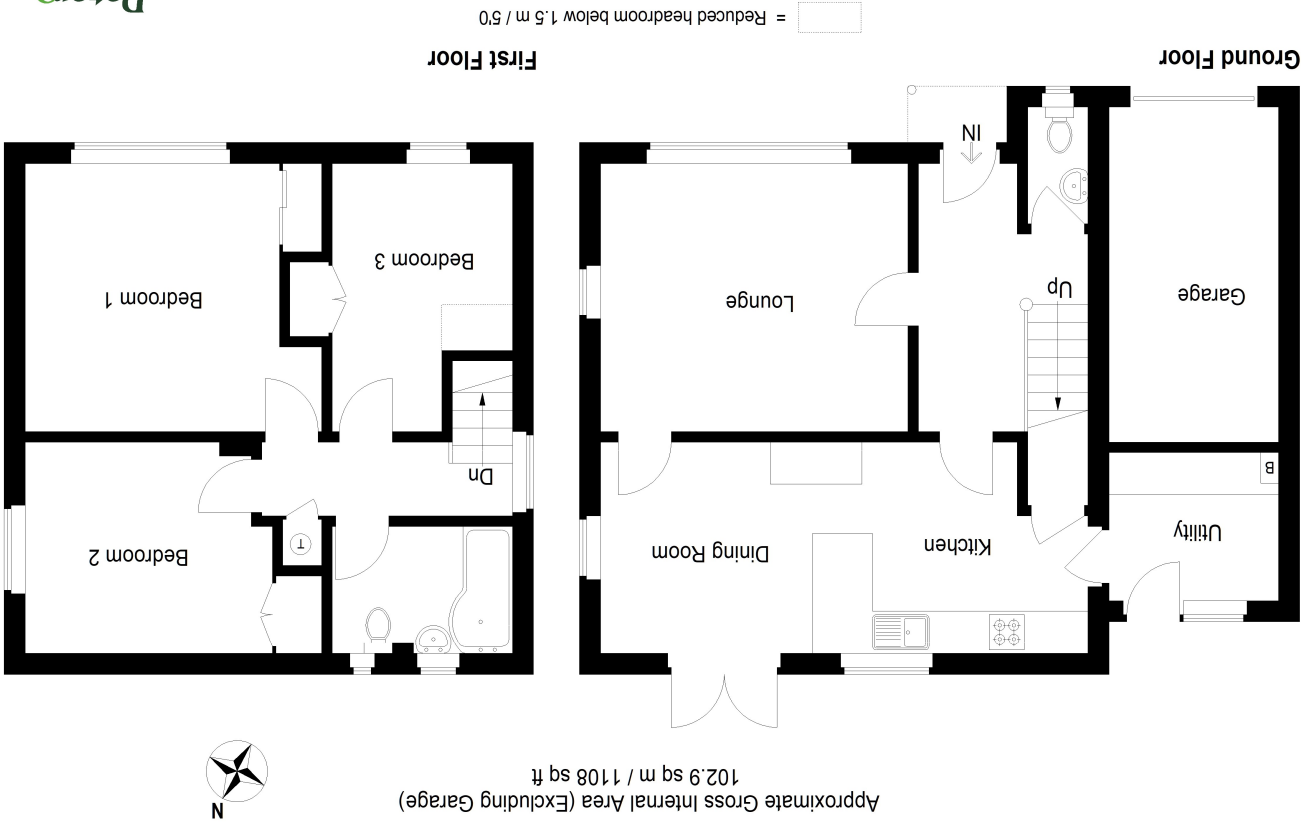
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings re approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, hapes and compass bearings before making any decisions reliant upon them. (ID1160984)

Housepix Ltd



- Individual Detached Family Home
- Two Reception Rooms
- Downstairs Cloakroom
- 0.15 Acre Plot

- Three Bedrooms
- Kitchen/Breakfast And Utility Room
- Stunning Gardens
- Corner Plot Position



Fan Light Composite Front Door To

Entrance Hall

12' 10" x 8' 1" (3.91m x 2.46m)

Double panel radiator, stairs to first floor, coving to ceiling, ceramic tiled flooring.

Cloakroom

Re-fitted in a two piece white Ideal Standard suite comprising low level WC, pedestal wash hand basin with mixer tap, heated towel rail, UPVC window to front aspect, fuse box and master switch, ceramic tiled flooring.

Kitchen/Dining Room

22' 9" x 10' 4" (6.93m x 3.15m)

A light open plan space with UPVC windows to two garden aspects and French doors to garden terrace, coving to ceiling, recessed lighting, fitted in a traditional range of base and wall mounted cabinets with complementing work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, integral electric oven and gas hob with bridging unit and extractor fitted above, central dividing peninsular unit, corner shelved display unit, drawer units, over-lit pelmet, appliance spaces, understairs storage cupboard, ceramic tiled flooring, glazed internal door to

Utility Room

7' 10" x 6' 11" (2.39m x 2.11m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, UPVC glazed door to garden terrace and UPVC window to rear, recessed lighting, coving to ceiling, ceramic tiled flooring.

Sitting Room

14' 4" x 12' 8" (4.37m x 3.86m)

A light double aspect room with UPVC leaded light windows to front and side aspects, double panel radiator, TV point, telephone point, glazed internal door to **Entrance Hall**, coving to ceiling, engineered Oak flooring.

First Floor Landing

UPVC window to side aspect, coving to ceiling, access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

14' 3" x 12' 7" (4.34m x 3.84m)

UPVC window to front aspect, double panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

Bedroom 2

11' 6" x 10' 2" (3.51m x 3.10m)

Double panel radiator, wardrobe with hanging and storage, coving to ceiling, UPVC window to side aspect.

Bedroom 3

12' 8" x 8' 4" (3.86m x 2.54m)

UPVC window to front aspect, double panel radiator, double wardrobe with hanging and shelving, coving to ceiling.

Family Bathroom

8' 8" x 5' 9" (2.64m x 1.75m)

Re-fitted in a three piece white Ideal standard suite comprising low level WC, pedestal wash hand basin with mixer tap, panel 'P' shaped panel bath with shower screen and independent shower fitted over, full ceramic tiling, two UPVC windows to garden aspect, chrome heated towel rail, coving to ceiling, wall light point, ceramic tiled flooring.

Outside

The property stands on a large mature surrounding corner plot gardens of approximately 0.15 acre. The extensive frontage gives parking provision for up to five vehicles finished in brick paviour leading to the **Single Garage** measuring 15' 5" x 8' 0" (4.70m x 2.44m) with up and over door, power, lighting and wall cabinets. The garden is partly Astro with shrub borders and enclosed by mature panel fencing, outside lighting and full security system with gated access extending to the rear.

Tenure

Freehold

Council Tax Band - C

