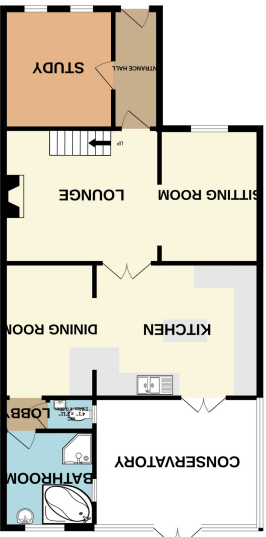
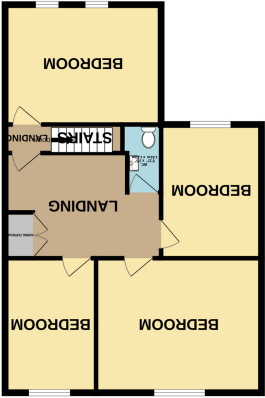
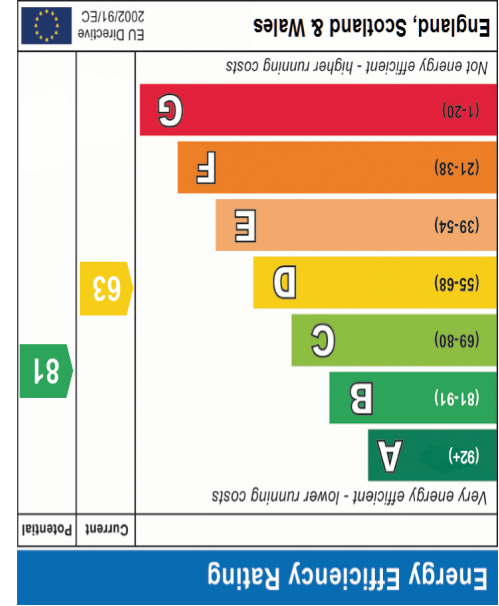




1ST FLOOR



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#### FRONTAGE

The property is approached via a crazy paved frontage with brick front retaining wall and drop kerb for off street parking.

#### ENTRANCE

UPVC composite entrance door with feature lead light glazed double glazed inserts into entrance hall.

#### ENTRANCE HALL

9' 4" x 4' 6" (2.84m x 1.37m) Coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout. Dorr with multi-glazed panelled inserts into ground floor study/bedroom 5.

#### STUDY/ BEDROOM FIVE

8' 2" x 9' 4" (2.49m x 2.84m) UPVC double glazed window to front aspect with feature plantation shutter blinds. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Continuation of wood laminate flooring from entrance hall.

#### RECEPTION ONE/ LIVING ROOM

13' 1" x 11' 6" (3.99m x 3.51m) Smooth plastered coved ceiling with ceiling light point to stairwell area, and additional ceiling light point to living area. Feature sculpted fireplace with electric feature fireplace inset, chimney breast still in place, potential for log burner or open fire etc. Wood laminate flooring laid throughout. Square archway through to second sitting room.

#### SECOND SITTING ROOM

8' 5" x 13' 2" (2.57m x 4.01m) UPVC double glazed window to front aspect with fitted plantation shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring laid throughout.

#### FARMHOUSE STYLE KITCHEN/DINER

14' 5" x 10' 7" (4.39m x 3.23m) KITCHEN AREA - DINING AREA 8' X 10'7" Total Width is 22' 5" Kitchen area comprises of a UPVC double glazed patio doors and window through to pitched roof Victorian style conservatory. Smooth plastered ceiling with inset spotlighting. Feature Island with hard work worktops. Space for Range style cooker and canopy extractor over. Range of wall mounted and base level kitchen cabinet & drawer units with two glass display units with inset shelving and lighting. Integral dishwasher and integral washing machine, integral fridge, double ceramic butler sink with mixer tap over. Ceramic tiled splashbacks. Farmhouse tiled flooring throughout. Diner area with smooth plastered coved ceiling and inset spotlighting. Feature plate rails. Wall mounted panelled radiator. Continuation of farmhouse tiled flooring. Through to inner lobby with access to WC and ground floor bathroom.

#### GROUND FLOOR WC

3' 9" x 3' 4" (1.14m x 1.02m) Obscure UPVC double glazed window into conservatory. Smooth plastered coved ceiling with inset extractor and light point. Push flush WC and suspended wash basin, with tiled splashbacks. Wood effect laminate flooring throughout.

#### GROUND FLOOR BATHROOM

7' 9" x 7' 2" (2.36m x 2.18m) Dual aspect UPVC double glazed obscure windows to side and rear. Smooth plastered coved ceiling with ceiling light point. Full ceramic tiled walls with contrasting complementary tiling with mid level border. Electric shaver point. Chrome heated towel rail. Corner bath with antique style mixer tap and shower attachment. Separate corner shower with thermostatic mixer shower inset. Sink unit with mixer tap inset to vanity storage cupboards. Wood laminate flooring throughout.

#### CONSERVATORY

13' 5" x 11' 1" (4.09m x 3.38m) Pitched roof Victorian style UPVC conservatory. Pitched poly-carbonate semi-translucent roof with ceiling light fan. Wall mounted double banked panelled radiator. Farmhouse style tiled flooring laid throughout. UPVC double glazed inset blinds and double opening patio doors to South facing garden.

#### FIRST FLOOR LANDING

Hardwood original staircase with split level landing. Access to loft. Door leading to front guest bedroom.

#### FRONT GUEST BEDROOM

13' 1" x 9' 4" (3.99m x 2.84m) UPVC double glazed window to front aspect with fitted plantation shutter blinds. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### MAIN LANDING AREA

13' 1" narrowing to 10' 2" x 8'5". Smooth plastered coved ceiling with inset spotlighting. Wall mounted panelled radiator. Wood laminate flooring laid throughout. Double louvre doors to airing cupboard.

#### FIRST FLOOR WC

6' 1" x 3' 5" narrowing to 2'5" Smooth plastered coved ceiling with light point and extractor. Concealed cistern push flush WC and wash basin with tiled splashback. Wood laminate flooring throughout.

#### BEDROOM ONE

13' 6" x 10' 8" (4.11m x 3.25m) UPVC double glazed window to rear aspect with fitted plantation shutter blinds. Coved ceiling with ceiling light fan. Array of fitted bedroom furniture incorporating wardrobes and overhead bed surround and bedside cabinets, dressing table and additional mirror fronted wardrobe. Wall mounted panelled radiator. Carpet laid throughout.

#### BEDROOM TWO

13' 2" x 8' 5" (4.01m x 2.57m) UPVC double glazed window to front aspect with fitted plantation shutter blinds. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Wood laminate flooring throughout.

#### BEDROOM FOUR

10' 8" x 8' 0" (3.25m x 2.44m) UPVC double glazed window to rear aspect with fitted plantation shutter blind. Smooth plastered coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

#### GARDEN

Begins with a block paved patio area from Conservatory with steps up to higher tier level. External water tap. Outside original well (which is grated for safety). Upper tier of the garden comprises of a centred lawn area with remainder of block paved patio with variety of shrub/flower borders with brick retaining wall boundaries with inset fencing. Gate providing access to rear driveway. Courtesy door through to garage. External light points and power sockets.

#### GARAGE

16' 9" x 12' 0" (5.11m x 3.66m) Up & over roller door from front. Power & lighting connected throughout. Courtesy door to garden.

