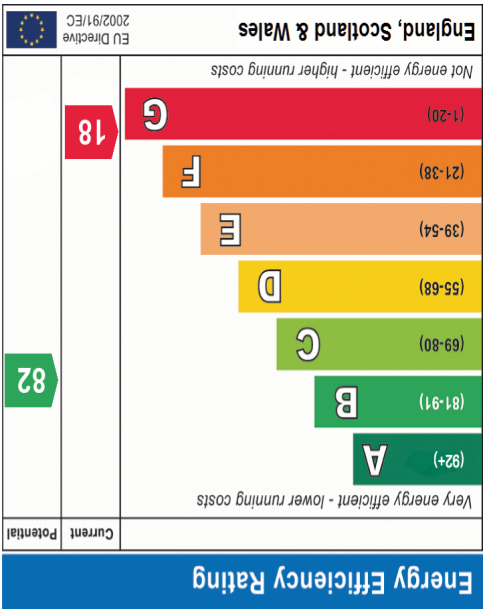


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.







**PROPERTY FRONTAGE**

Attractive property with manicured lawn and bordered shrubs; Fence boundary to sides and low brick-built wall to front; Multi-vehicle driveway, leading to garage at rear.

**ENTRANCE HALLWAY**

17' 7" x 5' 5" (5.36m x 1.65m) narrows to 2' 10" Light and bright hallway; Double-glazed lead panelled window to front; Carpeted flooring; Ceiling light fittings; Storage heater. Doors to: Cloakroom, Bathroom, Living Room, Dining Room/Bed 4, Kitchen. Stairs to upper level.

**LIVING ROOM**

23' 10" x 11' 8" (7.26m x 3.56m) Spacious and light living room with: Double-glazed sliding door to conservatory; Double-glazed window to side; Ceiling and wall light fittings; Brick-built feature fireplace; Storage heater.

**KITCHEN**

12' 1" x 8' 6" (3.68m x 2.59m) Modern beech wall units, base units, and drawers; Integrated appliances include: Dishwasher, Electric oven and hob, Mixer tap to one and a half bowl sink. Space for fridge/freezer; Plumbing for washing machine; Tiled splash-backs; Laminate flooring; Ceiling light fittings; Double-glazed window to side; Double-glazed sliding door to rear garden.

**DINING ROOM/BEDROOM FOUR**

11' 8" x 10' 3" (3.56m x 3.12m) A versatile room to suit your family's needs. Currently used as a dining room and ideal as a fourth double bedroom. Carpeted flooring; Double-glazed window; Storage heater; Ceiling light fittings.

**CONSERVATORY**

9' 2" x 7' 11" (2.79m x 2.41m) A lovely sunny room to take in the beautiful garden views. Double-glazed door to garden; Laminate flooring; Light fittings.



**BATHROOM**

5' 6" x 5' 6" (1.68m x 1.68m) Two-piece suite comprising of: Tap to bath and hand-held shower attachment; Pedestal basin with hot and cold taps; Wall-mounted mirrored cabinet; Towel rail; Ceiling light fitting; Tiles to walls; Double-glazed window.

**CLOAKROOM**

7' 4" x 2' 8" (2.24m x 0.81m) Two-piece suite comprising of: Mixer tap to basin; WC. Tiles to walls; Fitted storage cupboards; Ceiling light fittings; Double-glazed window.

**BEDROOM ONE**

11' 10" x 11' 8" (3.61m x 3.56m) 11' 10" into robes x 11' 8" (3.61m x 3.56m) Spacious and sunny double bedroom with: Built-in robes to two sides; Matching bedside cabinets; Storage heater; Carpeted flooring; Ceiling light fittings; Double-glazed window.

**BEDROOM TWO**

11' 0" x 9' 0" (3.35m x 2.74m) Plenty of natural light flowing through the large double-glazed windows; Carpeted flooring; Ceiling light fittings; Storage heater.

**BEDROOM THREE**

11' 10" x 7' 4" (3.61m x 2.24m) Carpeted flooring; Storage heater; Double-glazed window; Ceiling light fittings. A good sized bedroom or an ideal home office.

**SHOWER ROOM**

8' 10" x 4' 6" narrows to 2' 7" at doorway (2.69m x 1.37m)

**REAR GARDEN**

Beautiful, sunny, manicured, well loved and cared for garden with: Timber fence boundary; Mostly laid to lawn; Mature plants and shrubs; Seating area to rear; Paved patio; Summerhouse; Access to garage. Peaceful and private...perfect for relaxing and al-fresco dining.

**Floor Plan to follow**

