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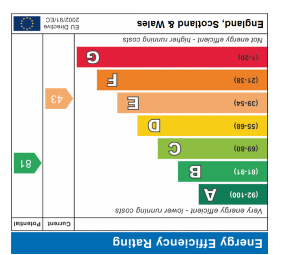
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID987929)



Approximate Gross Internal Area  
122.6 sq m / 1320 sq ft  
Outbuilding = 34.3 sq m / 369 sq ft  
Total = 156.9 sq m / 1689 sq ft



- Extended Semi Detached Family Home
- Stunning Kitchen/Breakfast/Family Room
- Re-Fitted Four Piece Family Bathroom
- Walking Distance Of Town Centre
- Three Bedrooms
- Cloakroom And Utility Room
- Garden Studio/Play Room
- Vastly Improved And Updated



**Composite Double Glazed Door To**

**Entrance Hall**

A triple aspect room with double glazed window to front and double glazed windows to both sides, coving to ceiling, contemporary vertical radiator, wood effect flooring.

**Inner Hall**

Stairs to first floor, cupboard housing hot water cylinder and central heating boiler, radiator, two built in cupboards, tiled flooring, UPVC double glazed door to side.

**Living Room**

21' 8" x 13' 7" (6.60m x 4.14m)

Three double glazed windows to front aspect, coving to ceiling, two contemporary style vertical radiators, wood effect flooring, opening to



**Kitchen/Breakfast/Family Room**

18' 5" x 17' 5" (5.61m x 5.31m)

Part vaulted ceiling, two Velux windows and double glazed window to side aspect, double glazed bi-fold doors to rear, fitted in a range of base, drawer and wall mounted units with complementing high density compressed laminate work surface, one and a half bowl single drainer sink unit with mixer tap, integrated appliances incorporating dishwasher, full height fridge and freezer, space for range style cooker with extractor hood over, recessed down lighters, tiled flooring with under floor heating.



**Utility Room**

9' 3" x 4' 6" (2.82m x 1.37m)

Fitted with base and wall mounted units with work surfaces, stainless steel sink and drainer with mixer tap over, space and plumbing for washing machine, walk in drying cupboard with radiator, under floor heating and extractor fan.

**Cloakroom**

Fitted in a two piece suite comprising low level WC, vanity wash hand basin, tiled flooring.

**First Floor Landing**

Two double glazed windows to side aspect, coving to ceiling, radiator, access to loft space with ladder.

**Bedroom 1**

13' 1" x 11' 5" (3.99m x 3.48m)

Three double glazed windows to front aspect, radiator, coving to ceiling.



**Bedroom 2**

12' 5" x 8' 3" (3.78m x 2.51m)

Two double glazed windows to rear aspect, coving to ceiling, radiator.

**Bedroom 3**

9' 8" x 6' 4" (2.95m x 1.93m)

Two double glazed windows to front aspect, coving to ceiling, radiator.

**Family Bathroom**

Double glazed window to rear aspect fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, walk in double shower cubicle with drench style shower head and hand held attachment, recessed down lighters, extractor fan, full ceramic tiling, heated towel rail, tiled flooring with under floor heating, display plinth.

**Outside**

To the front there is a driveway providing off road parking and laid to grass with outside lighting. Side gated access leads to the side with a large garden shed and storage space. The rear garden has an attractive seating area, outside lighting and power, slate beds, raised planters, timber rectangular arches and landscaping, well stocked borders, an area of lawn, patio seating area leading to the garden is enclosed by panel fencing and brick walling.

**Detached Garden Studio/Play Room**

20' 0" x 18' 5" (6.10m x 5.61m)

Double glazed window to the front, recessed down lighters, base and wall mounted units, complementing work surfaces, stainless steel single drainer sink unit with mixer tap, space for electric cooker with cooker hood over, space for larder fridge, wood effect flooring, access to **Shower Room** with window to front, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, shower cubicle, recessed down lighters, complementing tiling, wood effect flooring.

**Agents Note**

The original property is of steel frame construction

**Tenure**

Freehold

Council Tax Band - C

