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GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.





### Entrance

4.14m x 2.88m (13' 7" x 9' 5") Entrance via front aspect composite door to spacious entrance hall. Coved and smooth plastered ceiling, ceiling light point, access to all principle rooms, feature radiator, engineered oak flooring, power points, adjacent windows to the front door.

### Living/Dining Room

6.39m x 3.77m (21' 0" x 12' 4") Very spacious room, continuation of engineered oak flooring, two contemporary radiators, front aspect double glazed window, power points, feature natural stone fire surround with cassette cast iron multi-burner raised tiled hearth, provision for wall mounted TV, coved ceiling, smooth plastered ceiling, two ceiling light points, rear opening double glazed, double access patio doors giving access through to an elevated decking area with adjacent double glazed windows.

### Kitchen

3.7m x 2.27m (12' 2" x 7' 5") A bespoke, high specification, fully fitted kitchen by Neptune with hand painted doors comprising matching wall and base units with granite work surfaces over, counter sunk sink unit with mixer tap, solid oak breakfast bar area, natural stone tiled flooring, integrated Fisher and Paykle double oven, integrated Fisher and Paykle four ring gas burner hob, Fisher and Paykle extractor hood over with a stone back drop, integrated fridge and freezer, integrated washer/dryer, built-in dishwasher, built-in larder cupboard, power points, smooth plastered ceiling, inset to ceiling spotlights, contemporary radiator, cupboard housing wall mounted Glow Worm boiler serving domestic hot water and central heating systems.

### Bedroom 1

3.7m x 3.43m plus bay (12' 2" x 11' 3") Spacious double room, coved, smooth plastered ceiling, ceiling light point, fitted open wardrobe offering ample hanging space and shelving for storage, 6 drawer unit built into rear aspect double glazed bay window with pleasant aspect over the rear garden, contemporary radiator, engineered oak flooring, power points.

### Bedroom 2

3.4m x 2.92m (11' 2" x 9' 7") Good sized second room, contemporary radiator, rear aspect double glazed window with pleasant aspect over the rear garden, coved ceiling, smooth plastered, ceiling light point, engineered oak flooring,

### Shower Room

2.61m x 2.52m (8' 7" x 8' 3") A luxury and contemporary high specification shower room. Twin sink units with mixer taps, sitting on a bespoke vanity unit with a granite surface, walk-in oversized marble tiled shower, thermostatic shower unit with oversized showerhead, luxury over-size tiled floor, close coupled WC, contemporary radiator, two wall light points, side aspect double glazed window, coved, smooth plastered ceiling, ceiling light point, hatch leading through to loft space. The shower room is extremely impressive and internal viewing strongly advised to appreciate.

### Front Garden

The front garden has been completely re-landscaped offering a Mediterranean feel and is completely enclosed, there is a tiled path leading to the front door with outside lighting. On the left hand side of the property is pedestrian access through to the rear garden. There is an elevated decking area with shrub borders, section of lawn and side gate giving access through to the off road parking.

### Parking

On the right hand side of the property is an off road parking space which leads to double opening gates which in turn provides additional off road parking under a car port.

### Rear Garden

The rear garden has been completely re-landscaped with an industrial/Mediterranean feel. Section of lawn enclosed by panelled fencing, there is a decked area, elevated shrub borders, immediately abutting the rear elevation is further elevated decking area with steps leading down to the rear garden. Door to a sizeable basement storage cupboard



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