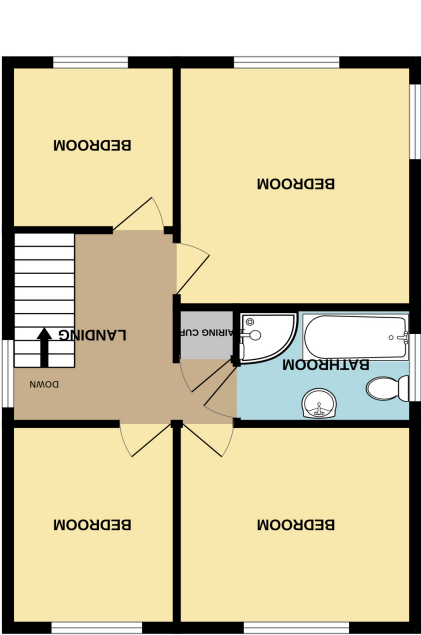
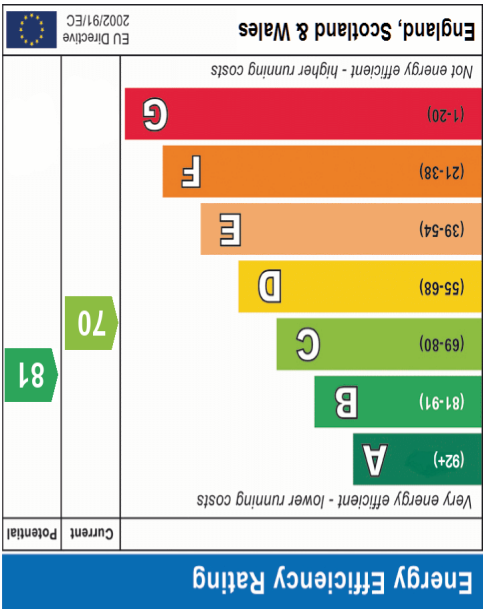
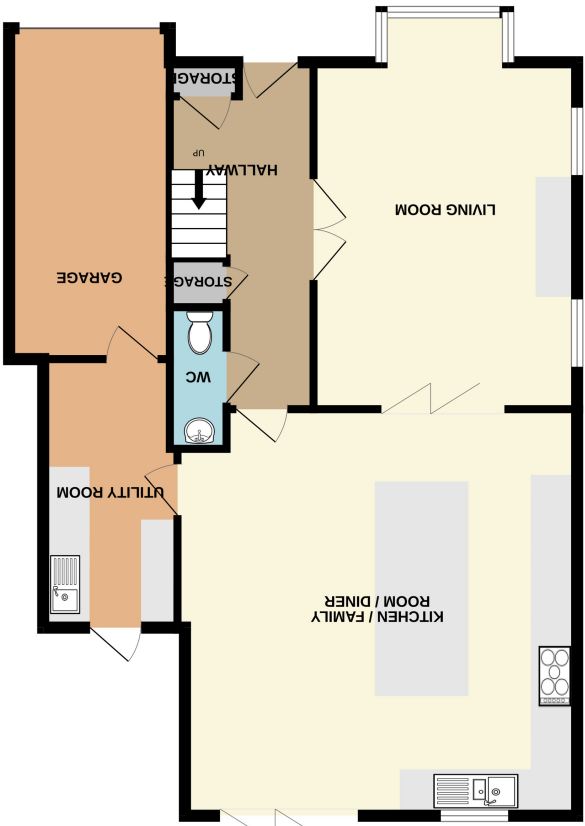


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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



1ST FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



GROUND FLOOR  
947 sq.ft. (88.0 sq.m.) approx.

TOTAL FLOOR AREA: 1496 sq.ft. (138.9 sq.m.) approx.  
Made with Metropix e2025







### FRONTAGE

Block paved front driveway via drop kerb from roadside, and access to garage via recently fitted roller door.

### ENTRANCE

Via a modern composite double glazed entrance door into hallway.

### HALLWAY

17' 0" x 6' 8" (5.18m x 2.03m) Smooth plastered ceiling with LED spotlights and mains wired smoke alarm. Built in cloaks storage cupboard. Ceramic tiled flooring laid throughout, with underfloor heating. Doors to ground floor WC, living room, kitchen/family room/diner. Carpeted staircase rises to first floor. Understairs storage cupboard.

### GROUND FLOOR WC

6' 11" x 2' 4" (2.11m x 0.71m) Smooth plastered ceiling with inset LED spotlights and wall vented extractor. Motion sensor lighting. Full ceramic tiles walls with mosaic mid level border. Continuation of tiled flooring from hallway. Suite comprises of a push flush WC and wash basin with mixer tap inset to vanity storage unit.

### LIVING ROOM

16' 11" plus bay x 12' 10" (5.16m x 3.91m) Dual access from hallway and kitchen/family room/diner. UPVC double glazed Bay window to front. Twin UPVC double glazed windows to side aspect. Smooth plastered ceiling with inset LED spotlighting. Feature Media wall. Twin panelled contemporary wall mounted radiators. Carpet laid throughout. Bifold doors through to kitchen/family room/diner.

### KITCHEN/FAMILY ROOM/DINER

20' 5" x 19' 10" (6.22m x 6.05m) maximum. Smooth plastered ceiling with inset LED spotlighting. Feature trio of light points for kitchen Island. Two sky lanterns. UPVC double glazed window to rear with bifold patio doors opening to garden. Underfloor heating throughout finished with continuation of tiled flooring from hallway. Kitchen comprises of a range of contemporary wall mounted and base level kitchen cabinet & drawer units with complimentary tiled splashbacks. Range of integral appliances included fridge & freezer, integral oven & grill and integral microwave oven. Four ring induction hob and corresponding contemporary extractor over with glass finish. Composite marble effect worktops, extending to the centre island/breakfast bar with additional under unit cabinets and drawers. Stainless steel one and a half bowl sink unit with mixer tap & drainer. Internal Oak glass door through to utility room.

### UTILITY ROOM

13' 2" x 6' 6" narrows to 5'9". UPVC double glazed door opening to garden. Smooth plastered ceiling with inset LED spotlighting. Range of wall mounted and base level kitchen cabinet & drawer units, matching the kitchen, with composite marble effect worktop with space & plumbing beneath for two domestic appliances. Stainless steel sink unit with mixer tap & drainer. Built in cupboard concealing Vaillant combi boiler. Inner UPVC door through to Garage.

### FIRST FLOOR LANDING

11' 0" maximum - narrowing to 8' 2" x 8'8". Via carpeted staircase. Smooth plastered ceiling with access to loft, with pull down loft hatch and loft ladder. Obscure UPVC double glazed window to side aspect. Carpet laid throughout. Mains wired ceiling smoke alarm. Built in airing cupboard.

### BEDROOM ONE

11' 7" x 11' 6" (3.53m x 3.51m) UPVC dual aspect double glazed windows to front and side. Smooth plastered ceiling with inset LED spotlights. Wall mounted contemporary panelled radiator. Built in wardrobes and drawer units. Carpet laid throughout.

### BEDROOM TWO

11' 8" x 9' 11" (3.56m x 3.02m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset LED spotlights. Wall mounted contemporary panelled radiator. Carpet laid throughout.

### BEDROOM THREE

9' 10" x 8' 1" (3.00m x 2.46m) UPVC double glazed window to rear aspect. Smooth plastered ceiling with inset LED spotlights. Wall mounted contemporary panelled radiator. Carpet laid throughout.

### BEDROOM FOUR

8' 3" x 8' 4" (2.51m x 2.54m) UPVC double glazed window to front aspect. Smooth plastered ceiling with inset LED spotlights. Wall mounted contemporary panelled radiator. Overstairs storage cupboard. Carpet laid throughout.

### FOUR PIECE BATHROOM SUITE

8' 8" x 5' 4" (2.64m x 1.63m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset LED spotlights and extractor vent. Full ceramic tiled walls with mosaic mid level border. Chrome heated towel rail. Suite comprises of panelled bath with mixer tap and shower attachment. Push flush WC, wash basin with mixer tap inset to vanity storage unit. Corner shower cubicle with thermostatic Aqualisa digital shower. Tiled flooring laid throughout.

### GARAGE

16' 2" x 7' 10" (4.93m x 2.39m) Power & lighting connected. Access to utility meters and recently installed electricity consumer unit. Electric roller door to front.

### SOUTH WEST FACING GARDEN

Commences with steps down from kitchen family room to a paved patio and artificial lawn. Side access via gate to front. External water tap. Timber fenced boundaries to all aspects. Raised decked area houses a pitched roof summer house / outbuilding with double glazing, insulation and power.

