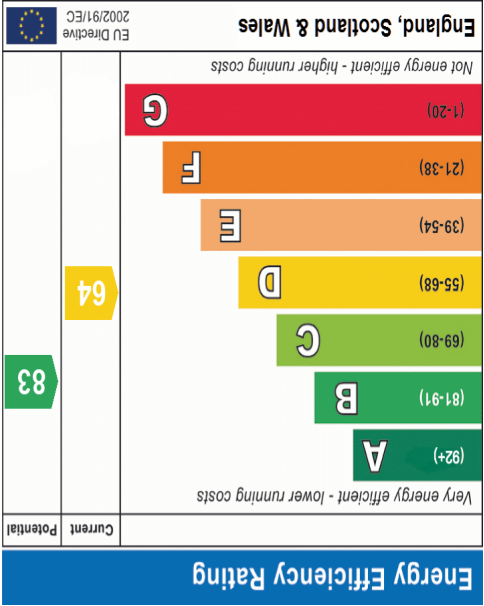
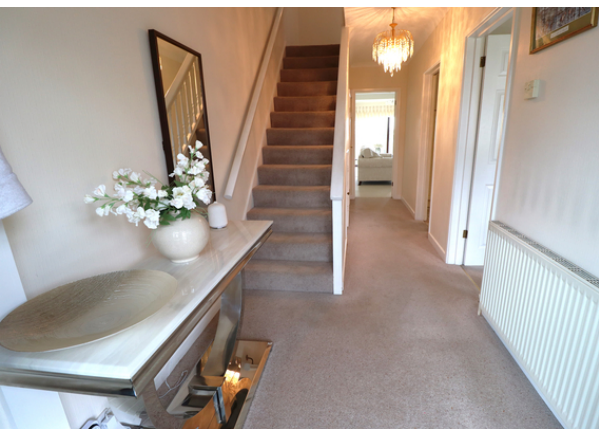


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

TOTAL FLOOR AREA: 1252 sq ft (116.3 sq.m.) approx.  
Made with Metropix c2025







**FRONTAGE**

Via a drop kerb to block paved driveway for approximately 2/3 vehicles. Double gates leading through to side access to garage.

**PORCH**

6' 3" x 4' 1" (1.91m x 1.24m) Via UPVC double glazed lead light constructed porch. Ceramic tiled flooring. Ceiling spotlights. Inner double glazed lead light door through to entrance hall.

**ENTRANCE HALL**

19' 6" x 6' 4" (5.94m x 1.93m) Coved ceiling with ceiling light point. Wall mounted panelled radiator. Understairs built in storage cupboard. Carpeted staircase rising to first floor. Wall mounted alarm panel, and wall mounted central heating thermostat.

**GROUND FLOOR WC**

2' 8" x 4' 4" (0.81m x 1.32m) to storage cupboard. Ceiling light point. Suspended washbasin and close coupled WC. Built in storage cupboard via double opening doors.

**DINING ROOM/FRONT RECEPTION**

11' 11" x 9' 7" (3.63m x 2.92m) UPVC double glazed lead light window to front aspect. Coved ceiling with ceiling light point and centred ceiling rose. Wall mounted double banked panelled radiator. Carpet laid throughout.

**KITCHEN**

11' 11" x 8' 10" (3.63m x 2.69m) Obscure UPVC double glazed window to side aspect with corresponding door opening to external side access. Fluorescent ceiling light and wall vented extractor. Kitchen comprises of a range of wall mounted & base level kitchen cabinet units & drawers with rolled edge worktops incorporating a Neff electric hob with extractor fan over. One and a half bowl Blanco sink unit with mixer tap & drainer. Integral Neff oven and integral Neff dishwasher. Space & plumbing for washing machine and integral fridge and separate integral freezer. Concealed wall mounted Worcester combi boiler. Space & plumbing for washing machine and vinyl flooring laid throughout.

**EXTENDED LIVING ROOM**

18' 4" into extension - narrowing to 11' 6" x 18'9". UPVC double glazed sliding patio door opening to West facing garden. UPVC high level obscure double glazed window to side aspect. Centred feature marble fireplace with electric contemporary flame effect fire inset finished in brushed steel effect. Wall mounted double banked panelled radiators x 2. Carpet laid throughout.

**FIRST FLOOR LANDING**

13' 11" x 2' 10" (4.24m x 0.86m) Via a carpeted staircase with timber balustrade and handrail. Coved ceiling with ceiling light point. Carpet laid throughout.

**BEDROOM ONE**

18' 4" maximum width x 12' 0" to fitted wardrobes - narrows to 9'. UPVC double glazed window to rear aspect enjoying views towards the West. Coved ceiling with three ceiling light points and ceiling roses. Wall mounted panelled radiator. Fitted bedroom furniture includes wardrobes, drawer units and bedside cabinets. Two wall mounted panelled radiators. Carpet laid throughout.

**BEDROOM TWO**

12' 10" x maximum width 10' 11" narrowing to 7'8". UPVC double glazed lead light window to front aspect. Ceiling light point. Built in wardrobes and desk unit. Wall mounted panelled radiator. Carpet laid throughout.

**BEDROOM THREE**

12' 10" x 7' 5" (3.91m x 2.26m) UPVC double glazed lead light window to front aspect. Ceiling light point with ceiling light rose. Door into eaves storage. Wall mounted panelled radiator. Fitted wardrobes. Carpet laid throughout.

**EXTENDED BATHROOM**

12' 2" x 6' 7" (3.71m x 2.01m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting and extractor. Double shower enclosure with thermostatic mixer shower inset and glazed shower door. Panelled bath with mixer tap and shower hose. Suspended wash basin inset to vanity storage unit beneath. Corresponding vanity storage cupboard with inset shelving. Push flush WC. Wall mounted panelled radiator. Vinyl flooring laid throughout. Ceramic wall tiles, majority at half height.

**ADDITIONAL WC**

2' 5" x 4' 6" (0.74m x 1.37m) Window to side. Ceiling light point. Tiled walls. Close coupled WC.

**WESTERLY FACING GARDEN APPROX 75FT**

Commences with patio area leading to neatly laid lawn with an array of established flower and shrubs beds with fruiting trees. Shed and greenhouse to remain. Exterior lighting. Exterior power points. Exterior tap. Gate providing access to external side area with access to carport, garage and driveway.

**GARAGE**

Up and over door from front. Power and lighting connected.

