



GROUND FLOOR

Front Entrance

Via composite door opening into:

Entrance Hall

Radiator, luxury vinyl flooring, stairs to first floor.

Ground Floor WC

1.82m x 0.83m (6' 0" x 2' 9") Obscure double glazed window to side, low level flush WC, hand wash basin set on a base unit, chrome hand towel radiator, part tiled walls, luxury vinyl flooring.

Reception Room One

4.75m x 3.43m (15' 7" x 11' 3") Double glazed windows with integral shutter blinds to front, radiator, feature fireplace, luxury vinyl flooring, hardwood framed double doors to rear opening into:

Reception Room Two

3.6m x 2.86m (11' 10" x 9' 5") Radiator, luxury vinyl flooring, uPVC framed double glazed double doors to rear opening to rear garden.

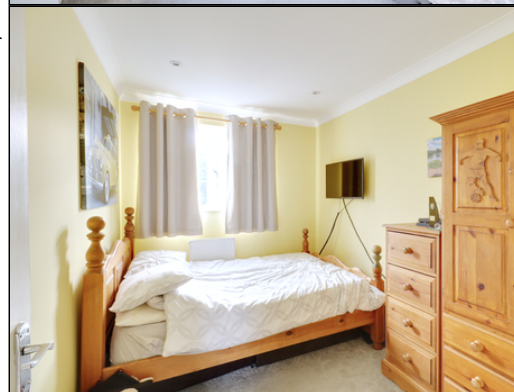
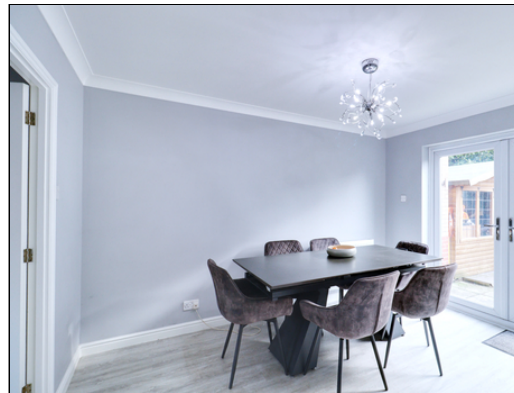
Kitchen

4.57m (Max) x 2.7m (15' 0" x 8' 10") Inset spotlights to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, integrated oven, integrated microwave, integrated dishwasher, five ring gas hob, extractor hood, space and plumbing for American-style fridge freezer, laminate splashbacks, radiator, tiled flooring, understairs storage cupboard with space and plumbing for washing machine.

FIRST FLOOR

Landing

Loft hatch to ceiling leading to part boarded loft, obscure double glazed windows to side, fitted carpet.



Bedroom One

4.01m x 3.3m (13' 2" x 10' 10") Double glazed windows to rear, radiator, fitted carpet.

Dressing Room

2.9m x 2.51m (9' 6" x 8' 3") (Into fitted wardrobes) Inset spotlights to ceiling, fitted wardrobes, fitted carpet.

Ensuite Bathroom

2.55m x 1.92m (8' 4" x 6' 4") Inset spotlights to ceiling, double glazed windows to front, low level flush WC, hand wash basin set on drawer units, panelled bath, rainfall shower, chrome hand towel radiator, part tiled walls, tiled flooring.

Bedroom Two

3.31m x 2.6m (10' 10" x 8' 6") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

3.29m x 2.33m (10' 10" x 7' 8") Double glazed windows to rear, radiator, fitted carpet.

Bedroom Four

3.26m (Max) x 2.32m (10' 8" x 7' 7") Into fitted wardrobes, double glazed windows to front, radiator, fitted wardrobes with sliding mirror doors, built-in over-stairs storage cupboard, hardwood flooring.

Bathroom

2.31m x 1.66m (7' 7" x 5' 5") Obscure double glazed windows to side, inset spotlights to ceiling, low level flush WC, hand wash basin set on base units, rainfall shower cubicle, radiator, part tiled walls, tiled flooring.

EXTERIOR

Rear Garden

Approximately 36' Immediate wrap-around patio, remainder laid to lawn with bush and tree borders, brick fishpond, access to front via timber gate.

Detached Timber Outbuilding

2.83m x 1.0m (9' 3" x 3' 3") Power and lighting.

Attached Garage

5.0m x 2.61m (16' 5" x 8' 7") Up and over door to front, uPVC door to rear, power and lighting.

Front Exterior

Fully paved giving off street parking for multiple cars.