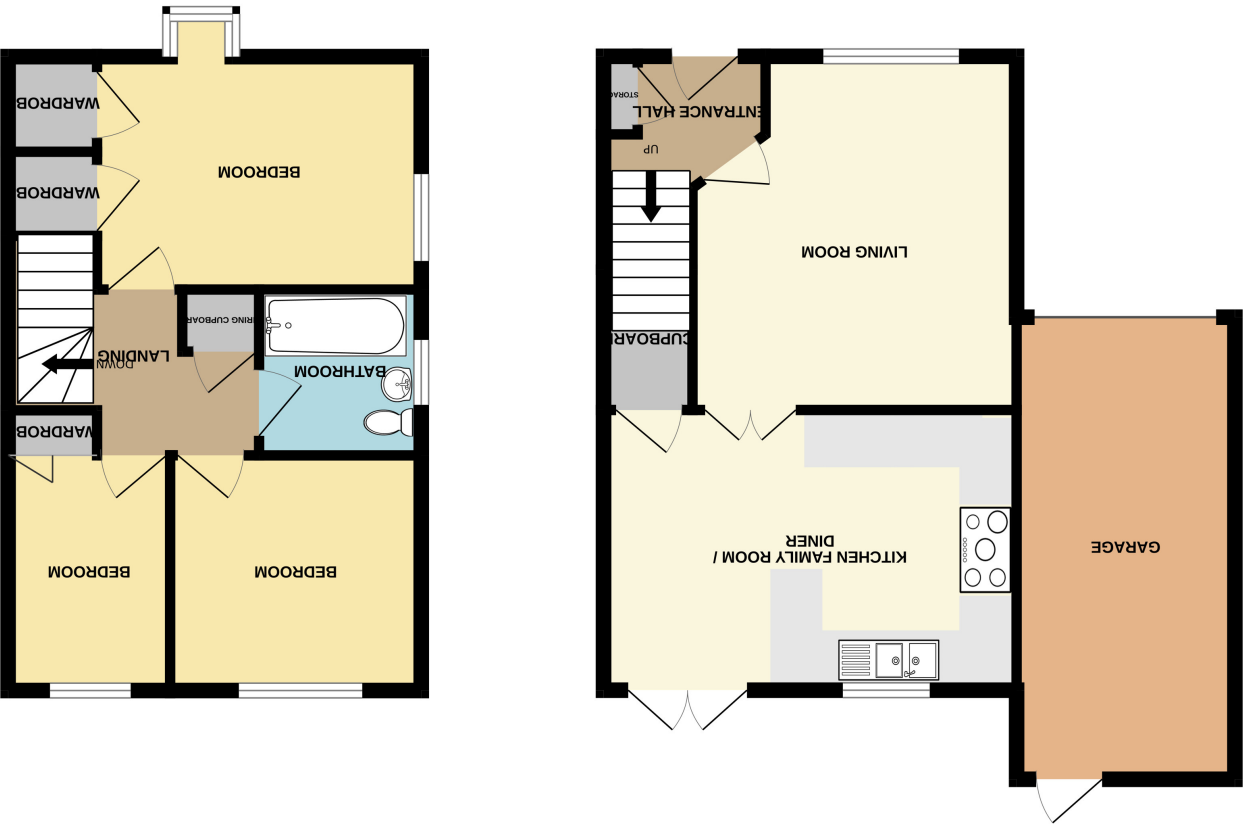


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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





FRONTAGE

The property is approached via a drop kerb from the roadside to a wider than average double plot frontage with off street parking with neatly arranged borders with two lawn areas and an angled edge border. Access to garage. Gated access to garden. Main entrance via a composite UPVC entrance door with obscure double glazed inserts into hallway.

HALLWAY

5' 9" x 5' 1" (1.75m x 1.55m) Built in cloaks storage cupboard housing electric consumer unit/ fuseboard. Ceiling light point. Wall mounted panelled radiator. Carpeted staircase rising to first floor. Internal Oak fitted door through to living room.

LIVING ROOM

13' 5" x 12' 2" narrowing to 9'6". UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted central heating thermostat. Wall mounted double banked panelled radiator. Carpet laid throughout. Double opening Oak internal doors through to contemporary kitchen/family room/diner.

KITCHEN/FAMILY ROOM/DINER

15' 7" x 10' 7" (4.75m x 3.23m) Dining area with UPVC double glazed patio doors opening to garden. Smooth plastered ceiling throughout incorporating a stainless steel finished spotlights and ceiling light point/down lighter for dining table illumination. Understairs built in storage cupboard. Wall mounted panelled radiator. Modern fitted kitchen comprising of a range of contemporary wall mounted and base level kitchen cabinet & drawer units finished in a complementary grey slate. Continuation of smooth plastered ceiling with stainless steel trim spot lighting. UPVC double glazed window overlooking garden. Wall mounted extractor vent. Twin 'Franke' stainless steel sink unit with mixer tap inset to quartz 30ml composite worktop. Integral Bosch washing machine and integral Bosch 50/50 fridge freezer. Double fitted Range Master with induction hob at the top and electric fan assisted ovens with corresponding Range Master ducted extractor over and contrasting black splashback. Wall mounted concealed boiler. Luxury vinyl tiled flooring laid flooring throughout.



FIRST FLOOR LANDING

5' 7" x 6' 4" narrowing to airing to 4'1". Via carpeted return staircase with timber balustrade to landing. Oak internal door through to master bedroom.

BEDROOM ONE

12' 1" to built in wardrobes x 8' 7" (3.68m x 2.62m) Oak internal door. Dual aspect UPVC double glazed windows to front and side aspect (front window is Box Bay window) Ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM TWO

9' 3" x 8' 11" (2.82m x 2.72m) Oak internal door. UPVC double glazed window to rear aspect. Ceiling light point point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

8' 10" x 6' 0" (2.69m x 1.83m) Oak internal door. UPVC double glazed window to rear aspect. Ceiling light point. Wall mounted panelled radiator. Built in wardrobe via bi-folding door. Carpet laid throughout.

BATHROOM

6' 3" x 6' 2" (1.91m x 1.88m) Obscure UPVC double glazed window to side aspect. Ceiling light point with ceiling vented extractor. Contemporary tiled walls to three aspects. Suite comprises of a panelled bath with antique style mixer tap and shower attachment. Close coupled WC and pedestal wash basin. Wall mounted double banked panelled radiator.

GARAGE

17' 6" x 8' 2" (5.33m x 2.49m) Access via up & over door from front. Pitched tiled roof with overhead storage facilities. Power & lighting connected throughout. Water tap for hosepipe. UPVC double glazed courtesy door to garden.

GARDEN

Commences with a paved patio area extending round as a pathway to gated side access to the front of the property. Remainder of the garden comprises of a very neatly shaped lawn area with flower bed and shrub borders. Timber fenced boundaries to all visible aspects.