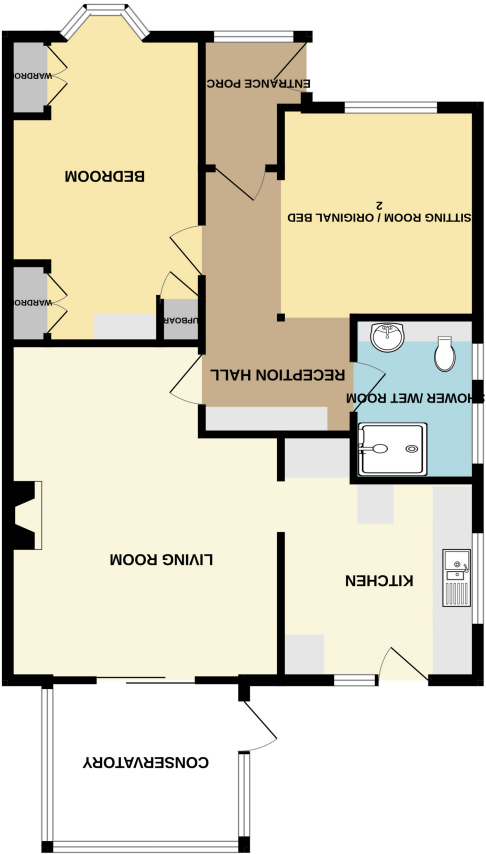


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 - 811 sq ft (75.4 sq m.) approx.
Made with Mapbox ©2025



GROUND FLOOR
811 sq ft (75.4 sq m.) approx.





FRONTAGE

The property is approached via a drop kerb from roadway to a block paved driveway.

ENTRANCE PORCH

Via a UPVC double glazed entrance door into porch, with UPVC double glazed window to front. Ceramic wood grain effect tiled flooring. Wall mounted light point. Inner UPVC double glazed door to entrance reception room/open to original bedroom two.

RECEPTION ROOM (ORIGINAL BEDROOM TWO)

13' 5" x 13' 8" (4.09m x 4.17m) UPVC double glazed window to front aspect from original bedroom two. Wall mounted panelled radiator. Ceiling light point to smooth plastered ceiling. Additional two ceiling light points. Access to loft via pull down loft hatch with fitted loft ladder. Wall mounted heating thermostat. Oak fitted feature storage unit.

LIVING ROOM

16' 11" x 13' 8" (5.16m x 4.17m) narrows to 9'9". Double glazed sliding patio door to conservatory. Coved ceiling with ceiling light point. Feature centred gas fire inset to feature fireplace with tiled hearth. Wood effect vinyl flooring throughout. Two wall mounted panelled radiators. Archway through to kitchen.

KITCHEN

10' 2" plus recess x 9' 11" (3.10m x 3.02m) UPVC double glazed window to side aspect. UPVC double glazed corresponding door opening to garden. Smooth plastered coved ceiling with ceiling light point. A range of wall mounted and base level kitchen cabinet unit finished with Oak doors. Wall mounted panelled radiator. Built in concealed Valliant Combi boiler. Remainder of kitchen comprises of ceramic tiled splashbacks and rolled edge worktops incorporating a twin stainless steel sink with mixer tap. Free standing electric cooker. Space & plumbing for washing machine and additional under unit appliance. Vinyl flooring laid throughout.

WET ROOM / SHOWER ROOM

8' 2" x 5' 11" (2.49m x 1.80m) Obscure UPVC double glazed windows to side aspect. Smooth plastered ceiling with inset spotlighting and ceiling vented extractor. Suite comprises of open aspect walk in shower with Aqualisa thermostatic shower inset. Partial glass shower screen. Full ceramic tiled walls with inlaid mosaic feature tiling to shower and inset wall mirror with feature mosaic tiled border. Concealed cistern push flush WC inset to vanity storage unit with a wash basin with mixer tap. Chrome heated towel rail. Anti-slip wet room flooring.

BEDROOM

15' 4" x 9' 9" (4.67m x 2.97m) UPVC double glazed bay window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in bedroom furniture incorporating bedside cabinet units and overhead storage with fitted wardrobes and dressing table. Additional built in storage cupboard with additional hanging space/shelving. Carpet laid throughout.

CONSERVATORY

9' 10" x 8' 4" (3.00m x 2.54m) UPVC double glazed conservatory with semi translucent sloping poly-carbonite roof. Wall mounted light points x 2. Vinyl flooring throughout. Door opening to garden.

SOUTH WESTERLY FACING GARDEN

Tiered garden backing onto farmland with a mix of block paving, Indian sandstone and stepping stones. There is a wide side area housing garden shed and gated access to the front .

