





**Entrance**

Via front aspect double glazed door through to Entrance Hall.

**Entrance Hall**

Ceiling light point, glazed door to Living/Dining room, stairs to first floor accommodation.

**Living/Dining Room**

8.13m x 3.95m at widest point (26' 8" x 13' 0") Very spacious room, front aspect double glazed bay window, wood effect laminate flooring, hatch leading down to basement, power points, radiator, smooth plastered ceiling, ceiling light point, recess area under stairs which makes an ideal study area, square arch leading through to Living Area

Living Area Continuation of laminate flooring, radiator, side aspect double glazed window, TV point, glazed door to Kitchen/Breakfast Room.

**Kitchen/Breakfast Room**

4.31m x 2.84m (14' 2" x 9' 4") Spacious room, a comprehensive range of matching wall mounted and base units with work surfaces over, inset four ring gas burner hob with built in oven beneath, extractor hood over, part tiled walls, power points, space for washing machine, space for dishwasher, wall mounted boiler serving domestic hot water and central heating systems, space for upright fridge freezer, smooth plastered ceiling, inset to ceiling spotlights, rear aspect double glazed door giving access through to Rear Garden, rear aspect double glazed window.

**First Floor Landing**

Access to Bedrooms One, Two and Bathroom, hatch providing access through to the loft space.

**Bedroom One**

4.55m x 2.98m (14' 11" x 9' 9") Spacious double room, rear aspect double glazed window, fitted mirror fronted sliding door wardrobe proving ample hanging space and shelving for storage, power points, TV point, radiator.

**Bedroom Two**

3.27m x 2.58m (10' 9" x 8' 6") Rear aspect double glazed window, smooth plastered ceiling, ceiling light point, power points, radiator.

**Bathroom**

2.31m x 1.27m (7' 7" x 4' 2") Modern suite comprising of a wall mounted sink unit with monobloc tap, close coupled WC, panelled bath with mixer tap and shower attachment, tiled surround, chrome heated towel rail, rear aspect double glazed window.

**Front Garden**

Off road parking for approximately two vehicles, pedestrian access to the Rear Garden on the right hand side of property.

**Rear Garden**

Predominantly laid to lawn, paved patio area, enclosed by panelled fencing, a large outdoor storage building with a pitched roof.

**Material Information**

Tenure: Freehold

Parking: Driveway parking for approximately two vehicles

Utilities: Mains Electricity/Mains Gas/Mains Water

Drainage: Mains Drainage

Broadband: Refer to ofcom website

Mobile Signal: Refer to ofcom website

Flood Risk: Surface Water - Very Low. Rivers and the sea - Very Low. For further information refer to gov.uk. - Check long term flood risk.

Council Tax Band: C

EPC Rating: E (52)



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

