



GROUND FLOOR

Front Entrance

Via uPVC mirrored double glazed door opening into porch; obscure double glazed windows to front and both sides, tiled flooring, second front entrance via security door opening into:

Entrance Hall

Eye-level storage cupboard housing electricity meter and fuse box, radiator, laminate flooring, stairs to first floor.

Reception Room One

4.08m x 3.88m (13' 5" x 12' 9") Feature gas fireplace, two radiators, laminate flooring, uPVC framed double glazed, double doors with integral blinds to rear, opening to rear garden.

Reception Room Two

3.87m x 2.96m (12' 8" x 9' 9") Double glazed tilt and turn windows with external security shutter to front, radiator, laminate flooring.

Kitchen / Diner

6.31m x 3.21m (20' 8" x 10' 6") > 2.67m (8' 9") Inset spotlights to ceiling, double glazed tilt and turn windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl butler-style sink and drainer with extendable mixer tap, drinking water tap and integral soap dispenser, four ring gas hob, extractor hood, space and plumbing for washing machine, space for tumble dryer, integrated dishwasher, integrated double oven, space for American style fridge freezer, two radiators, tiled splash backs, laminate flooring.

Rear Lobby Area

Stairs to first floor, security door to front leading to front garden.

Ground Floor Shower Room

2.01m x 1.72m (6' 7" x 5' 8") Obscure double glazed tilt and turn window to side with external security shutter, low-level flush WC, hand wash basin set on a laminate surface over a range of base units, shower cubicle, chrome hand towel radiator, tiled walls, tiled flooring.



FIRST FLOOR

Landing

Via split-level stairs, double glazed tilt and turn window to front, radiator, built-in storage cupboard, fitted carpet.

Bedroom One

3.23m x 3.11m (10' 7" x 10' 2") Spotlight bar to ceiling, double glazed tilt and turn windows with integral blinds to rear, radiator, laminate flooring, floating staircase to loft room, built-in storage cupboard.

Dressing Room

3.42m x 2.69m (11' 3" x 8' 10") > 1.89m (6' 2") Double glazed tilt and turn windows with integrated blinds to front, radiator, laminate flooring, hardwood door to side opening to stairs to ground floor.

Bedroom Two

4.0m x 3.93m (13' 1" x 12' 11") Double glazed tilt and turn windows to rear, radiator, laminate flooring.

Bedroom Three

3.96m x 3.09m (13' 0" x 10' 2") Double glazed tilt and turn windows to front, fitted wardrobes and over-bed units, radiator, laminate flooring.

Bathroom

2.29m x 1.67m (7' 6" > 5' 6") x 1.99m (6' 6") Inset spotlights to ceiling, obscure double glazed windows to side, panelled bath, shower, low-level flush WC, hand wash basin set on base units, heated towel rail and radiator, tiled walls, laminate flooring.

SECOND FLOOR

Loft Room

6.2m (Into built-in storage cupboards) x 5.35m (20' 4" x 17' 7") (Max) Balcony-style opening skylight window to rear, skylight windows to front and side, built-in storage, laminate flooring.

EXTERIOR

Rear Garden

Approximately 50' x 44' Part laid to modern uPVC decking, part laid to lawn and part laid to patio, raised brick flowerbed borders, imprinted concrete courtyard area to front with double timber gates leading to front exterior.

Timber Outbuilding

Room One 4.3m x 2.97m (14' 1" x 9' 9") uPVC framed double glazed double doors to front, hardwood flooring.

Room Two 4.24m x 2.69m (13' 11" x 8' 10") Inset spotlights to ceiling, double glazed window to front, WC, laminate flooring.

Built in sauna and shower room with hand wash basin.

Front Exterior

Imprinted concrete front garden with raised brick flowerbed border, metal gates to front.

