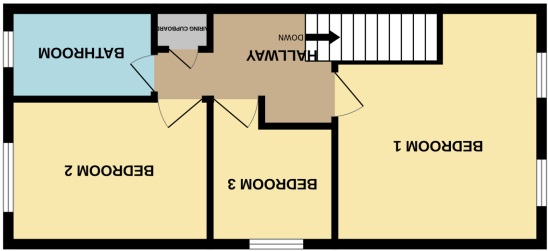


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metopix ©2025

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		
Current	Potential	
64	78	



Entrance

Via front aspect double glazed door through to Entrance Hall.

Entrance Hall

Stairs leading to the first floor accommodation, door to Ground Floor WC.

Ground Floor WC

Close coupled WC, wash hand basin with mixer tap, tiled splash back, front aspect double glazed window.

Living Room

5.96m x 4.02m (19' 7" x 13' 2") Max. Spacious room, front aspect double glazed window, coved ceiling, two ceiling light points, side aspect double glazed window, power points, radiator, fire surround, archway giving access through to the Dining Room.

Dining Room

3.25m x 2.68m (10' 8" x 8' 10") Rear aspect sliding double glazed patio doors giving access through to the Conservatory, ceiling light point, power points, radiator.

Conservatory

3.78m x 3.39m (12' 5" x 11' 1") Of brick and UPVC double glazed construction, rear aspect double opening double glazed patio doors giving access through to the Rear Garden.

Kitchen

5.04m x 2.65m (16' 6" x 8' 8") Max. A modern fitted Kitchen with a comprehensive range of matching wall mounted and base units with work surfaces over, inset four ring induction hob with stainless steel extractor hood over, sink unit with mixer tap, integrated electric oven, integrated microwave oven, two rear aspect double glazed windows, power points, part tiled walls, smooth plastered ceiling, inset to ceiling light points, cupboard housing a boiler serving domestic hot water and central heating systems, integrated dishwasher, integrated fridge freezer, tiled floor, radiator:

Utility area with space and plumbing for washing machine, side aspect double glazed door giving access through to the Rear Garden, further circular sink unit with mixer tap.

First Floor Landing

Radiator, side aspect double glazed window, access to all principal rooms, door to an airing cupboard housing a pre-lagged hot water cylinder.

Bedroom One

4.02m x 3.40m (13' 2" x 11' 2") Max. Double room, two front aspect double glazed windows, radiator, power points, TV point, ceiling light point.

Bedroom Two

3.58m x 2.49m (11' 9" x 8' 2") Good sized second Bedroom, ceiling light point, radiator, rear aspect double glazed window with a pleasant view over the fields to the rear of the property, power points.

Bedroom Three

2.49m x 2.15m (8' 2" x 7' 1") Side aspect frosted double glazed window, radiator, power points, ceiling light point.

Bathroom

Modern suite comprising of a paneled bath with mixer tap, close coupled WC, wash hand basin with mixer tap, rear aspect frosted double glazed window, chrome heated towel rail, tiled floor, tiled walls, smooth plastered ceiling, inset to ceiling spot lights.

Rear Garden

Immediately abutting the rear elevation is a paved patio area, the remainder is predominately laid to lawn, enclosed by paneled fencing and mature shrubs allowing views over the fields behind, pedestrian gate giving access to the front of the property, door giving access through to the Garage.

Garage

Electric up and over door, power and light, pitched roof for storage.

Front

Paved driveway providing off road parking for approximately two vehicles, EV charger, section of shaped shingle for ease of maintenance.

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.

Material Information

Tenure: Freehold

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 - Medium Rivers and the sea - Very Low. For further information refer to gov.uk. - Check long term flood risk.

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.

