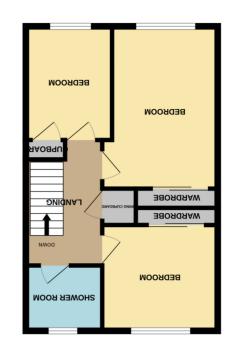
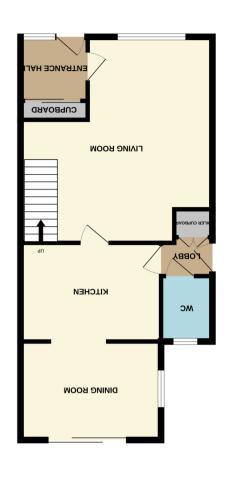




Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract Whilst some descriptions are obviously authorisments or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

.xo1qqs (.m.)e 2.1.09) .fl.pe 3401 : ABRA ROOJ = JATOT Made with Metu pix ©2029





1ST FLOOR 67 sq.ft. (43.4 sq.m.) approx.

GROUND FLOOR









#### **ENTRANCE HALL**

5' 11" x 5' 10" (1.80m x 1.78m) PLUS full width large built-in storage, ideal for coats, shoes etc. Carpeted flooring; Ceiling light fittings.

# LIVING ROOM

18' 5" x 17' 2" (5.61m x 5.23m) Light, bright and spacious living room with: Carpeted flooring; Wall and ceiling light fittings; Radiators x 2; Feature fireplace; Double-glazed window to front; Stairs to upper floor; Door to kitchen.

#### **KITCHEN**

12' 7"  $\times$  8' 10" (3.84m  $\times$  2.69m) Spacious fitted kitchen with: White wall and base units and drawers; Ambient lighting to wall cabinets; Integrated Bosch double oven; Integrated hob; One and a half bowl sink with mixer tap; Mosaic tile splashbacks; Space for fridge freezer; Space and plumbing for washing machine; Ceiling fan and light fitting; Laminate flooring. Rear garden views.

## **DINING ROOM**

12' 5" x 8' 9" (3.78m x 2.67m) Delightful dining with beautiful rear garden views! Full width double-glazed sliding door to rear garden. Laminate flooring; Ceiling fan and light fitting; Wall light fittings; Radiator; Double glazed window to side.

## **CLOAKROOM**

5' 5''  $\times$  4' 0'' (1.65m  $\times$  1.22m) Modern two-piece suite comprising of: Vanity basin with mixer tap and WC. Laminate flooring; Double-glazed window to rear; Ceiling light fittings; Radiator.

#### **UPPER HALLWAY**

11' 2"  $\times$  6' 11" (3.40m  $\times$  2.11m) Loft access via loft ladder. The loft is fully insulated and fully boarded. Hallway comprises of: Carpeted flooring; Ceiling light fittings; Large airing cupboard/storage; Doors to bathroom and bedrooms.

#### **BEDROOM ONE**

14' 8"  $\times$  9' 11" (4.47m  $\times$  3.02m) narros to 9 ft 5 ins. A lovely and spacious double bedroom with: Mirrored sliding door built-in robes; Carpeted flooring; Radiator; Double-glazed window to front; Ceiling light fittings.

## **BEDROOM TWO**

9' 11"  $\times$  9' 5" (3.02m  $\times$  2.87m) Second double bedroom with: Built-in robes; Carpeted flooring; Double-glazed window with rear garden views; Radiator; Ceiling light fitting.

#### **BEDROOM THREE**

10' 4" x 7' 4" (3.15m x 2.24m) Carpeted flooring; Over-stairs storage cupboard; Radiator; Double-glazed window to front.

#### **SHOWER ROOM**

6' 10'' x 5' 10'' (2.08m x 1.78m) Contemporary three piece suite comprising of: Large walk-in shower with glass screen; Vanity basin with mixer tap; WC. Tiled walls and flooring; Mirrored wall-mounted cabinet; Chrome towel radiator; Double-glazed window to rear; Extractor fan; Ceiling light fitting.

#### **REAR GARDEN**

Peaceful...Private....Perfect! Spellbinding 120ft sunny rear garden with: An array of mature tress and shrubs; Colourful flowers when in bloom; A choice of al-fresco dining areas, either on the patio, under the pergola, or at the beautiful summer house to the rear; Large lawn area; Fully fenced; Shed; Concrete base for additional shed; Access to garage. Attractive large summer house (with power) and decked area.

### **FRONTAGE**

Gated frontage with: Lawn area with bordered shrubs; Multivehicle driveway leading to garage.







