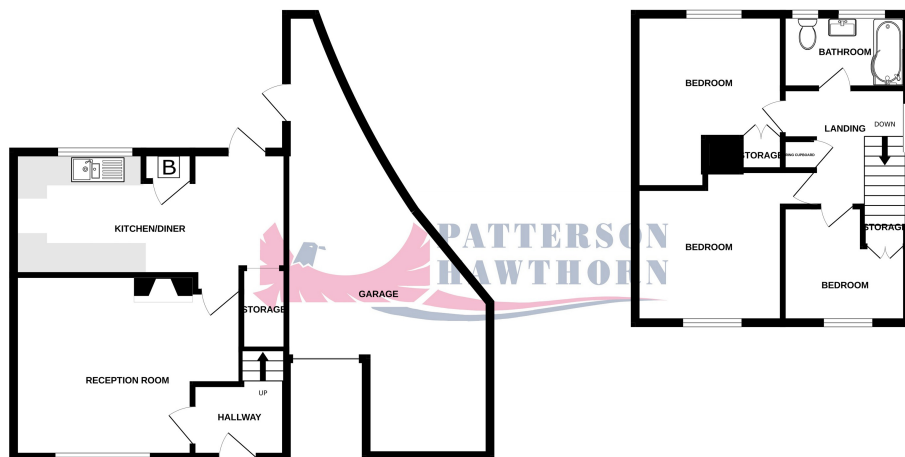


GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

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 Metropix 6/2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		85
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## **GROUND FLOOR**

### **Front Entrance**

Via composite door open into:

### **Hallway**

Small eye-level storage cupboard housing electricity meter and fuse box, gunmetal grey vertical radiator, Amtico flooring, stairs to first floor.

### **Reception Room**

4.62m x 3.76m (15' 2" x 12' 4") > 3.4m (11' 2") Inset spotlights to ceiling, double glazed windows to front, gunmetal grey vertical radiator, Amtico flooring.

### **Kitchen / Diner**

5.64m x 2.54m (18' 6" x 8' 4") Two spotlight bars to ceiling, double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, one and a half bowl inset sink and drainer with mixer tap, space for large cooker with five ring gas hob, extractor hood, space and plumbing for washing machine, space and plumbing for dishwasher, space and plumbing for American style fridge freezer, tiled splash backs, built-in storage cupboard housing boiler, under-stairs storage cupboard, gunmetal grey vertical radiator, tiled flooring, uPVC door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling with integral pull-down ladder leading to loft, inset spotlights to ceiling, double glazed windows to side, airing cupboard, fitted carpet.

### **Bedroom One**

3.08m x 3.25m (10' 1" x 10' 8") Inset spotlights to ceiling, double glazed windows to front, radiator, laminate flooring.

### **Bedroom Two**

3.59m x 2.99m (11' 9" x 9' 10") Inset spotlights to ceiling, double glazed windows to rear, radiator, built-in storage cupboards, laminate flooring.

### **Bedroom Three**

2.44m x 2.4m (8' 0" x 7' 10") Double glazed windows to front, radiator, built-in storage cupboard, laminate flooring.

### **Bathroom**

2.58m x 1.53m (8' 6" x 5' 0") Inset spotlights to ceiling, opaque double glazed windows to rear, P-shaped panelled bath, rainfall shower, hand wash basin inset within touch open/close base units, low-level flush WC, gunmetal grey vertical radiator, two wall units, tiled walls, vinyl flooring.

## **EXTERIOR**

### **Rear Garden**

Approximately 42' Immediate patio, remainder laid to artificial grass.

### **Attached Double Garage**

10.67m x 6.77m (35' 0" x 22' 3") Power and lighting, electric roller door to front, uPVC door to rear.

### **Front Exterior**

Fully paved giving off street parking for multiple cars.

