

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 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.
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1ST FLOOR
1,041 sq. ft. (311 sq. m.) approx.



GROUND FLOOR
1,041 sq. ft. (311 sq. m.) approx.





Entrance Hall

Entrance via double glazed door to spacious hallway, coved ceiling, power point, radiator, access to all principal rooms, door to under stairs storage cupboard, stairs leading to first floor accommodation.

Living Room

5.38m x 3.62m (17' 8" x 11' 11") Two side aspect leaded light windows, feature fire surround with gas fire, rear aspect double glazed double opening patio doors giving access to Rear Garden, two radiators, power points, coved ceiling, two ceiling light points.

Dining Room

3.03m x 2.09m (9' 11" x 6' 10") Rear aspect double glazed windows overlooking the Rear Garden, coved ceiling, ceiling light point, power points, arch through to Kitchen.

Kitchen

3.6m x 3m (11' 10" x 9' 10") A good range of matching wall mounted and base units, work surfaces over, integrated double oven, inset four ring gas hob, extractor hood over, tiled floor, power points, integrated fridge/freezer, coved ceiling, inset spotlights, rear aspect double glazed window overlooking Rear Garden, radiator, rear aspect double glazed door giving access through to Rear Garden.

Bedroom One

4.67m x 3.61m (15' 4" x 11' 10") Front aspect double glazed window, comprehensive range of fitted bedroom furniture to two walls, power points, radiator, door to En-Suite.

En-Suite

Tiled shower cubicle, close coupled WC, wall mounted wash hand basin, side aspect double glazed window.

First Floor Landing

Door to storage in eaves which houses a boiler serving domestic hot water and central heating systems, front aspect double glazed window.

Bedroom Two

3.62m x 3.52m (11' 11" x 11' 7") Front aspect double glazed window, radiator, power points, coved ceiling, ceiling light point.

Bedroom Three

3.95m max x 3.02m (13' 0" x 9' 11") Part sloped ceiling, light point, fitted wardrobe, radiator, front aspect double glazed window, power points.

Bathroom

2.49m x 1.62m (8' 2" x 5' 4") Panelled bath, mixer tap shower attachment, tiled surround, WC, washing basin with cupboard beneath, tiled walls, radiator, double glazed window, towel rail, coved ceiling.



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Outside Front

Brick paved driveway offering parking for numerous vehicles leading to detached Garage, Tiered front garden, needs maintenance and landscaping.

Garage

Detached garage with an up and over door.

Rear Garden

Area of hardstanding, the remainder is laid to lawn which is currently overgrown, the garden is a real feature of this property of a southerly aspect and offering great potential.