



Total area: approx. 87.3 sq. metres (939.5 sq. feet)



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## **GROUND FLOOR**

### **Front Entrance**

Via uPVC door opening into porch, obscure double glazed windows to front, fitted carpet. hardwood double doors opening into:

### **Entrance Hall**

Radiator, fitted carpet, stairs to first floor.

### **Reception Room**

4.39m x 3.96m (14' 5" x 13' 0") Double glazed bay windows to front, feature fireplace, two radiators, fitted carpet.

### **Kitchen / Diner**

5.32m x 2.54m (17' 5" x 8' 4") Double glazed windows to rear, a range of matching wall and base units, laminate work surfaces, inset sink drainer with mixer tap, space for cooker, space for freestanding fridge freezer, integrated dishwasher, tiled splashbacks, large built-in storage cupboard, radiator, tile effect laminate flooring, uPVC framed door to rear opening to rear garden.



## **FIRST FLOOR**

### **Landing**

Loft hatch to ceiling leading to part boarded loft, built in storage cupboard, double glazed windows to rear, fitted carpet.

### **Bedroom One**

3.51m x 3.42m (11' 6" x 11' 3") Double glazed windows to front, radiator, fitted wardrobes and over bed units, fitted carpet.



### **Bedroom Two**

3.96m x 2.85m (13' 0" x 9' 4") Double glazed windows to front, radiator, laminate flooring.

### **Bedroom Three**

2.85m x 2.18m (9' 4" x 7' 2") Double glazed windows to rear, radiator, built-in storage cupboard, fitted wardrobes and eye-level wall units, fitted carpet.



## **EXTERIOR**

### **Rear Garden**

Approximately 35' Part hard standing and part laid to lawn, large timber shed to rear, access to front through side Lean-To.

### **Front Exterior**

Pathway, raised hardstanding driveway giving off street parking for two cars, one parking security post.

