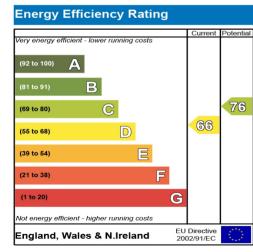


GROUND FLOOR

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# **GROUND FLOOR**

**Front Entrance** 

Via uPVC door into:

### Lounge

4.91m x 3.39m (16' 1" x 11' 1") Double glazed window to front, radiator, step leading up to dining area, fitted carpet.

### **Dining Area**

 $3.1m \ge 2.95m (10' 2'' \ge 9' 8'')$  Radiator, carpet flooring, wooden door leading to reception room.

#### **Reception Room**

 $3.68m \times 3.10m (12' 1'' \times 10' 2'')$  Radiator, Laminate flooring, wooden door leading to lobby, stairs to first floor.

# Lobby

Radiator, laminate flooring.

#### Bathroom

1.88m x 1.71m (6' 2" x 5' 7") Comprising panelled bath, low level flush WC, hand wash basin, heated towel radiator, tiled walls, tiled flooring.





#### Kitchen / Breakfast Room

4.26m x 3.95m (14' 0" x 13' 0") A range of wall and base units, roll top work surfaces, Inset sink and drainer with mixer tap, space for electric oven, electric hob, extractor hood, space for fridge and freezer, space and plumbing for washing machine, radiator, tiled flooring.

# **FIRST FLOOR**

#### Landing

Carpet flooring.

### **Bedroom One**

4.27m x 3.48m (14' 0" x 11' 5") Two double glazed windows to front, radiator, fitted wardrobes, fitted carpet.

#### Bedroom Two

4.16m x 2.47m (13' 8" x 8' 1") Double glazed windows to rear, radiator, built in storage cupboard, fitted carpet.

# **EXTERIOR**

### Rear Garden

Mainly paved with small borders, access to rear via wooden gate.