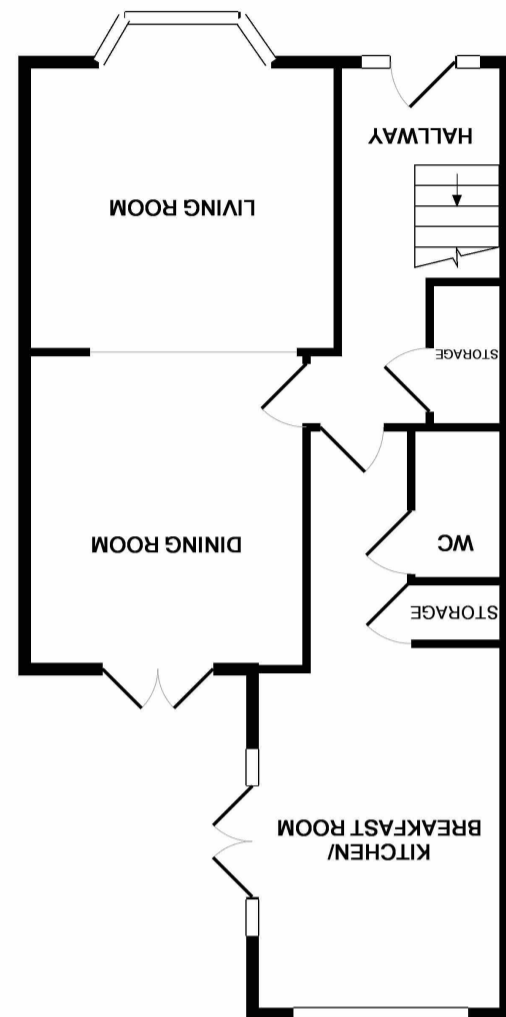
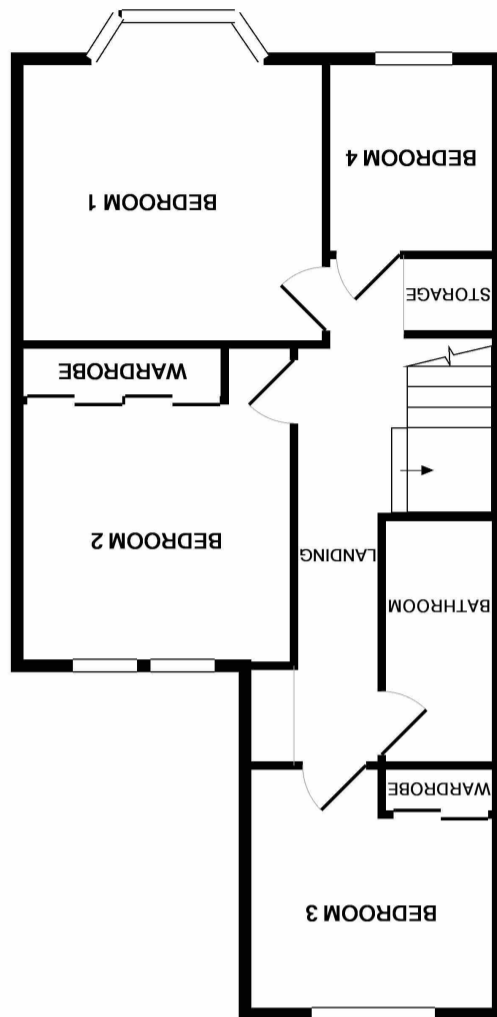


1ST FLOOR  
 APPROX. FLOOR AREA 583 SQ.FT.  
 (54.1 SQ.M.)  
 TOTAL APPROX. FLOOR AREA 1165 SQ.FT. (108.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
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GROUND FLOOR  
 APPROX. FLOOR AREA 582 SQ.FT.  
 (54.1 SQ.M.)





### Entrance

Entrance via front aspect double glazed door with adjacent original stained glass windows to Entrance Hall.

### Entrance Hall

Grey wood effect laminate flooring, stairs leading to the first floor accommodation, radiator with radiator cover, naturally coved and smooth plastered ceiling, ceiling light point, power points, door to an under stairs storage cupboard, door to Dining Room.

### Dining Room

3.74m x 3.35m (12' 3" x 11' 0") Coved and smooth plastered ceiling with centre rose, picture rail, ceiling light point, radiator, fireplace with cast-iron fire surround, newly laid carpet, double opening double glazed rear aspect doors giving access through to the rear garden, square arch leading through to the Living Room

### Living Room

4.14m x 3.71m (13' 7" x 12' 2") Front aspect double glazed bay window, coved and smooth plastered ceiling, ceiling light point, centre rose, picture rail, fire surround (provision for a multi-burner/log burner), power points, TV point, telephone point.

### Kitchen

From the hallway there is a glazed door giving access through to the Kitchen: 22'9" (6.94m) max narrowing to 13' 6" (4.13m) x 9'9" (2.97m) Very impressive fitted kitchen with a comprehensive range of two-tone wall mounted and base units & centre isle with granite effect composite work surface over, inset sink unit with mono-bloc tap, inset four ring gas burner hob with built in oven beneath, concealed extractor hood over with a marble backdrop, part tiled walls, power points, integrated dishwasher, integrated washing machine, integrated tumble dryer, wall mounted Glow Worm boiler serving domestic hot water and central heating systems, marble tiled floor, centre isle, LED kicker lighting, smooth plastered ceiling, rear aspect double glazed window, door to a large storage cupboard, side aspect double glazed patio doors giving access through to the side garden/decking area, radiator.

### Ground Floor WC

Continuation of tiled flooring, close coupled WC, part tiled walls, sink unit with monobloc tap, cupboards beneath, smooth plastered ceiling, inset to ceiling spot lights.

### First Floor Landing

Coved and smooth plastered ceiling, ceiling light point, access to all rooms, storage cupboard.

### Bedroom One

4.13m x 3.72m (13' 7" x 12' 2") Front aspect double glazed bay window, coved ceiling, ceiling light point, radiator, power points.

### Bedroom Two

3.72m x 3.34m (12' 2" x 10' 11") Spacious double room, rear aspect twin double glazed windows, ceiling light point, coved ceiling, fitted four door mirror fronted wardrobes, power points, radiator.

### Bedroom Three

3.85m x 1.97m (12' 8" x 6' 6") Double room, rear aspect double glazed window, power points, coved ceiling, ceiling light point, fitted timber framed sliding door fitted wardrobe.

### Bedroom Four/Study

3.0m x 2.94m (9' 10" x 9' 8") Front aspect double glazed window, coved and smooth plastered ceiling, ceiling light point, power points.

### First Floor Family Bathroom

2.94m x 1.41m (9' 8" x 4' 8") Luxury fitted bathroom suite comprising of a WC with concealed cistern, bath with feature mono-bloc tap and thermostatic shower unit over, inset sink unit with mono-bloc tap, cupboards beneath, part tiled walls, tiled flooring, smooth plastered ceiling, inset to ceiling spot lights, extractor.

### Rear Garden

The rear garden comprises of two sections, one being predominately laid to artificial lawn with shrub borders, with a small timber framed outside storage unit to remain. Immediately abutting the rear elevation from the dining room is a large decking area ideal for alfresco dining, pedestrian access through to the front.

### Front Garden

Tarmac driveway providing off road parking for approximately two vehicles.

### Additional Information

Council Tax Band - C

EPC Rating - E (53)



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any items shown will be included in the property.

