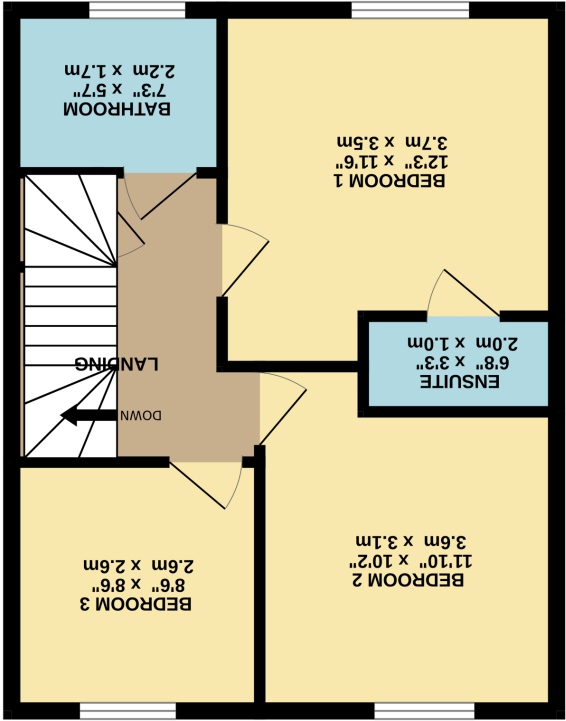
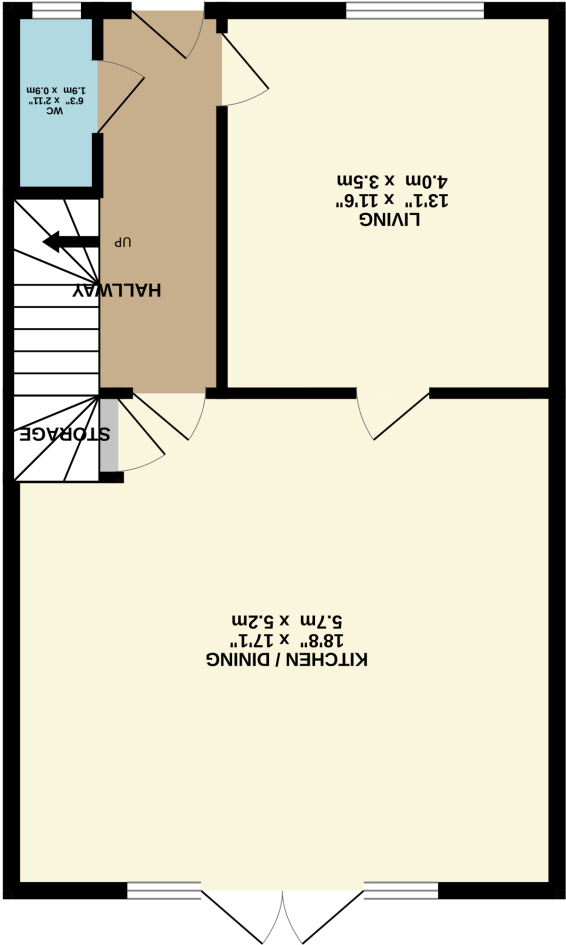


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Entrance Hall

3.9m x 1.1m (12' 10" x 3' 7") Access to Ground Floor WC, stairs leading to the first floor accommodation, smooth plastered ceiling, inset to ceiling spot lights, power points, Karndean flooring (or similar - to be confirmed), door to an under stairs storage cupboard with power points.

Ground Floor WC

1.90m x 0.90m (6' 3" x 2' 11") Contemporary WC, wash hand basin with mixer tap, fitted mirror with light, smooth plastered ceiling, inset to ceiling spot light, continuation of Karndean flooring (or similar - to be confirmed.)

Living Room

4.00m x 3.50m (13' 1" x 11' 6") Front aspect double glazed window, laid to carpet, power points, smooth plastered ceiling, inset to ceiling spot lights, door giving access through to the Kitchen/Dining Room.

Kitchen/Dining Room

5.70m x 5.20m (18' 8" x 17' 1") Spacious room, double opening double glazed patio doors giving access through to the Rear Garden with adjacent double glazed windows, fitted Kitchen to one wall with an Island, smooth plastered ceiling, inset to ceiling spot lights, two pendant lights, power points, electric radiator.

Kitchen to include an integrated dishwasher, inset electric oven, ceramic hob with extractor hood over, integrated fridge and freezer. Brands for appliances to be confirmed. High quality laminate work surfaces with rounded edges.

First Floor Landing

Wall light point, power points, access to all principle rooms, smooth plastered ceiling, door to an airing cupboard housing a well insulated water tank.

Bedroom One

3.40m x 3.20m (11' 2" x 10' 6") Spacious double room, front aspect double glazed window, smooth plastered ceiling, ceiling light point, electric radiator, door giving access to En-Suite.

En-Suite

2.10m x 1.10m (6' 11" x 3' 7") Luxury En-Suite with sanitaryware supplied by Arno comprising of an oversized shower cubicle, WC, sink unit, smooth plastered ceiling, inset to ceiling spot lights, touch operated mirror with shaver point, electric towel rail, fully tiled with quality tiles.

Bedroom Two

3.00m x 3.10m (9' 10" x 10' 2") Double room, rear aspect double glazed window, power points, smooth plastered ceiling, ceiling light point, electric radiator.

Bedroom Three

2.60m x 2.60m (8' 6" x 8' 6") Rear aspect double glazed window, smooth plastered ceiling, ceiling light point, power points, electric radiator.

Bathroom

2.20m x 1.70m (7' 3" x 5' 7") Luxury suite comprising of sanitary ware supplied by Arno consisting of a WC with concealed cistern, bath with glass screen and shower over, sink unit with mixer tap, front aspect double glazed window, smooth plastered ceiling, inset to ceiling spot lights, electric towel rail, tiled with quality tiles, touch operated mirror with light and shaver point.

Outside

There is a block paved drive providing off road parking for two vehicles with one EV charger alongside bike storage for three bicycles, timber gate providing pedestrian access through to the Rear Garden.

Rear Garden

Patio area, the remainder is laid to lawn, enclosed by fencing, outside tap.

Additional Information

Please note the images provided are examples of the developers work on other properties and do not represent images for this property. Brands included within these particulars are subject to change. For further information please contact the office.

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 item shown will be included in the property.



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