






The first floor plan includes a Kitchen, Dining Room, Lounge, Utility Room, WC, and a Porch. A central hallway with a staircase labeled 'UP' connects to the second floor. A decorative striped bar separates the two floor plans.



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### The Property

For sale an end terraced older style cottage favourably situated in this very popular village, enjoying local schools and shops close to hand. In brief the accommodation comprises of entrance porch, large lounge with open stone fireplace, kitchen/dining room, rear lobby, shower/utility room, separate W.C. four bedrooms and family bathroom. Outside parking space and access to the large level garden.

### Room Descriptions

#### Front Porch

3.89m x 6.0m (12' 9" x 19' 8") With a leaded light Upvc door, leaded light wood window to the front, small paned door leading to the main living room, stairs to the first floor, feature floor to ceiling stone open fireplace extended either side, for display areas, window to the front and rear, door leading to the rear lobby. Open beamed ceilings.

#### Kitchen/Dining Area

2.6m x 3.54m (8' 6" x 11' 7") With window to the front, fitted with an antique brick floor to ceiling open fireplace, marble hearth with multifuel burner, which supplies radiators and hot water, although there is an electric immersion heater. Open beamed ceiling, door to the under stair cupboard, part brick and timber divide to the kitchen. The kitchen has a ceramic tiled floor, a range of wood fronted units, space for cooker extractor fan, plumbing for dishwasher, glazed high level display cupboards, window to the rear, door to the rear lobby.

#### Rear lobby

With ceramic tiled floor, small paned door to the rear.

#### Utility/Shower room

2.69m x 1.23m (8' 10" x 4' 0") Window to the side, space and plumbing for washing machine, shower cubicle with electric shower, extractor fan.

#### W.C.

1.6m x .82m (5' 3" x 2' 8") With low level W.C. window to the side and ceramic tiled floor

#### Landing

With landing window, airing cupboard housing hot water tank.

#### Bedroom 1

2.6m x 4.2m (8' 6" x 13' 9") Window to the front. two sets of built in wardrobe cupboards.

#### Bedroom 2

2.97m x 3.8m (9' 9" x 12' 6") Open beamed ceiling, window to the front.

#### Bedroom 3

2.96m x 2.0m (9' 9" x 6' 7") Two sets of doors to the wardrobes, window to the rear, open beamed ceiling.

#### Bedroom 4

2.6m x 1.95m (8' 6" x 6' 5") Two built in wardrobe cupboards, window to the rear.

#### Bathroom

2.1m x 1.73m (6' 11" x 5' 8") Window to the side, fitted with a modern suite comprising of a concealed cistern W.C. vanity basin, panelled bath, tiled walls.

#### Outside

To the front of the property there is a walled area to the front with hardstanding parking to the side. From the parking area there is a pathway leading to the rear garden. The rear garden is slightly raised and offers several paved areas and gravelled pathways, raised shrub beds and concrete hardstanding areas for the erection of more outbuilding if required. timber garden shed.