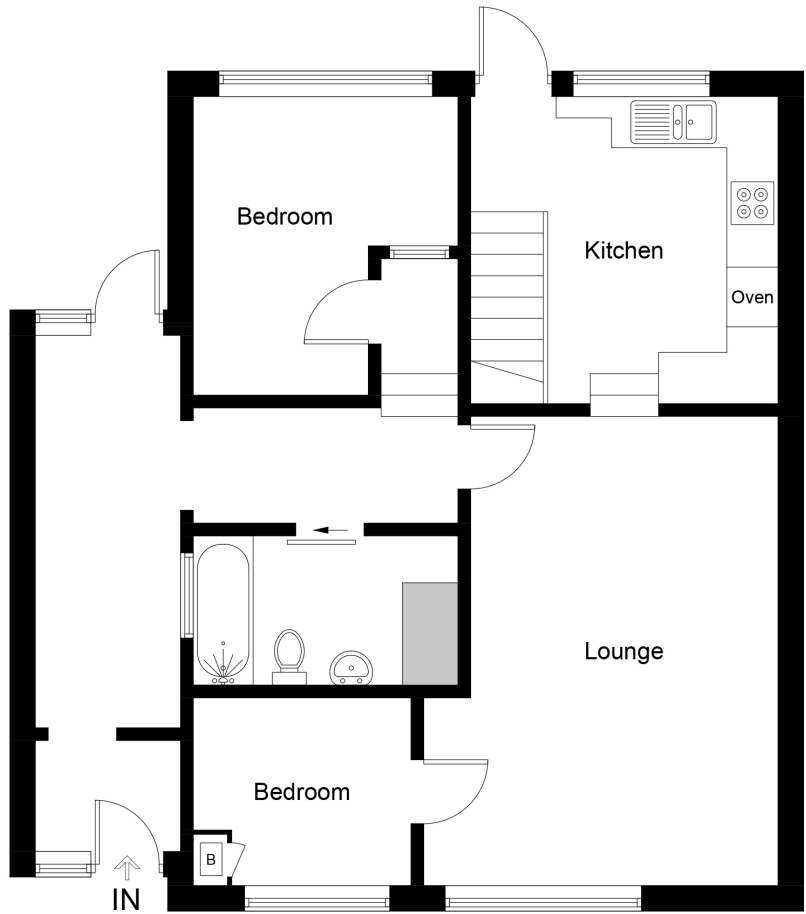




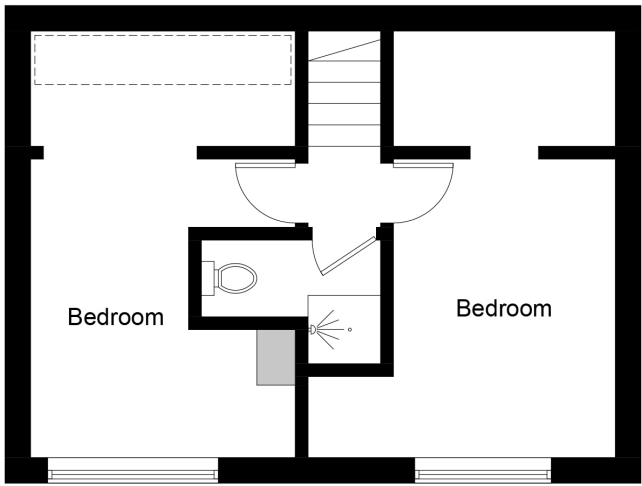
### 31 Rock Avenue

Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft



Ground Floor

= Reduced headroom below 1.5m / 5'0



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	80
	EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1208537  
Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.  
Floor Plan Produced by EPC Provision





This deceptively spacious semi detached home offers quirky, split level living at its best. Located in an established non estate area towards the Western side of town, the property is well placed for local schools, shops and nearby countryside. Stylishly presented throughout, the versatile accommodation briefly comprises; Entrance Hall into a superb Side Lobby/Utility Room, Inner Hallway, Bathroom, mid level Bedroom, large Living Room and Study/Bedroom 4, mid level Kitchen opening onto rear garden and two first floor Bedrooms and Shower Room. The rear garden is afforded a great deal of privacy and a delightful South facing aspect. The front has been hard landscaped with ornamental gravel for ease of maintenance and has a block paved parking space. This unique and spacious home should be viewed to be truly appreciated.



## ROOM DESCRIPTIONS

**Entrance Hall**  
Entered via UPVC double glazed door with matching side panel. Attractive, newly laid vinyl flooring follows into the Lobby/Utility Room.

**Side Lobby/Utility Room**  
This large, well lit space offers any number of uses. There is space and plumbing for washing and tumble dryer. Vinyl flooring. Opening to Inner Hallway. Velux skylight and UPVC double glazed door to Rear Garden

**Inner Hall**  
Short staircase rises to mid level landing and Bedroom 3.Ceramic tiled floor. Doors to Bathroom and Lining Room.

**Bathroom**  
8' 4" x 5' 7" (2.54m x 1.70m)  
Tiled and fitted with a white suite comprising; Panelled bath with mixer tap, rainfall shower head and glazed screen over, vanity unit with inset basin and low level W.C. Heated towel rail and ceramic tiled floor. UPVC double glazed window to side.

**Bedroom Three**  
10' 10"max x 10' 2" (3.30m max x 3.10m)  
Radiator. UPVC double glazed window to rear.

**Living Room**  
18' 8" x 13' 9" (5.69m x 4.19m)  
Feature open fireplace with with attractive Slate surround and hearth. Radiator and laminate flooring. Steps rise to mid level Kitchen. Door to Study/Bedroom 4. UPVC double glazed picture window to front with far reaching views.

**Study/Bedroom 4**  
7' 11" x 8' 4" (2.41m x 2.54m)  
Corner cupboard houses wall mounted Vaillant combi boiler. Radiator. UPVC double glazed window to front.

**Kitchen**  
12' 1" x 10' 10" (3.68m x 3.30m)  
Fitted with a contemporary range of wall and base units with Granite work surfaces over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in eye level electric double oven, induction hob and extractor. Spaces for dishwasher and American style fridge/freezer. Radiator and engineered wood flooring. UPVC double glazed window and door to rear. Stairs rising to first floor.

**First Floor Landing**  
Doors to Bedrooms and Shower Room.

**Bedroom One**  
11' 7" x 9' 0" (3.53m x 2.74m)  
Radiator. UPVC double glazed window to front. Stairs to Dressing Area.

**Dressing Area**  
8' 7" x 4' 8" (2.62m x 1.42m)  
Fitted with modular storage and hanging rail. Sockets and inset spotlights.

**Bedroom Two**  
11' 7" x 7' 0" (3.53m x 2.13m)  
Radiator. UPVC double glazed window to front. Opening to raised sleeping area.

**Raised Sleeping Area**  
9' 5" x 4' 5" (2.87m x 1.35m)  
Carpeted with sockets and access to eaves storage.

**Shower Room**  
Fitted with a white suite comprising; shower cubicle with thermostatic shower and low level W.C with wash basin. Tiled floor, heater and extractor.

**Rear Garden**  
Fully enclosed by wall and timber panel fencing with access to the front via the Side Lobby. South facing and enjoying a good deal of privacy the garden is laid to paved patio, wooden decking and lawn edged with mature shrubs. There is a large block built workshop at the rear, measuring 12' x 11'4" (3.65m x 3.35m) with power connected. Also a wood store and outside tap.

**Front Garden**  
Tiered and laid to ornamental gravel with steps to front door. Block paved parking space.

**Tenure & Council Tax Band**  
Tenure: Freehold  
Council Tax band

