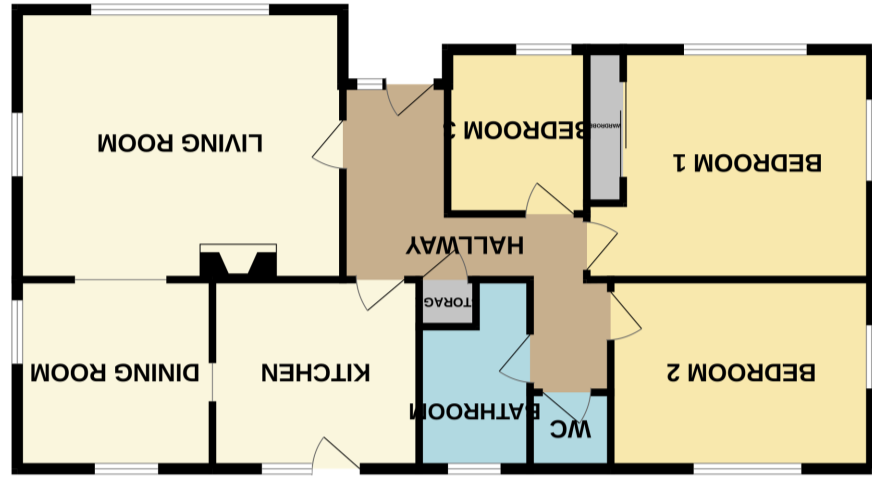


TOTAL FLOOR AREA: 1314 sq.ft. (122.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.





Entrance

3.1m x 1.68m (10' 2" x 5' 6") Entrance via front aspect sealed unit double glazed door with adjacent double glazed window to entrance hall:

Wood effect laminate flooring, radiator, access to all principle rooms, coved ceiling, door to a lounge, large cupboard housing a tumble dryer with shelving over.

Living Room

5.16m x 4.29m (16' 11" x 14' 1") Spacious room, coved ceiling, three wall light points, two radiators, exposed original wooden flooring, open fire with natural stone surround, TV point, power points, large front aspect double glazed window, side aspect double glazed window, square arch leading to dining room.

Dining Room

3.09m x 3.01m (10' 2" x 9' 11") Continuation of flooring, side aspect double glazed window, rear aspect double glazed window overlooking the rear garden, radiator, coved ceiling, two wall light points, ceiling light point.

Kitchen

3.28m x 2.99m (10' 9" x 9' 10") A comprehensive range of matching wall mounted and base units with work surfaces over, inset five ring gas burner hob with concealed steel extractor hood over, sink unit with mixer tap, space for slimline dishwasher, integrated double oven, space for washing machine, integrated fridge and freezer, rear aspect double glazed window, rear aspect double glazed door giving access through to rear garden. Tiled floor, coved ceiling, ceiling light point, part tiled walls, power points.

Bedroom 1

4.52m x 3.64m (14' 10" x 11' 11") Wood effect laminate flooring, front aspect double glazed window, power points, TV points, fitted large mirror sliding door wardrobe with ample hanging space & shelving for storage.

Bedroom 2

4.14m x 2.99m (13' 7" x 9' 10") Coved ceiling, ceiling light point, radiator, power points, wood effect laminate flooring.

Bedroom 3/Study

2.60m x 2.21m (8' 6" x 7' 3") Coved ceiling, ceiling light point, front aspect double glazed window, radiator, power points, continuation of wood effect laminate flooring.

Bathroom

2.99m x 1.76m (9' 10" x 5' 9") Panelled bath with mixer tap shower attachment, tiled surround, wash hand basin with mixer tap, close coupled WC, radiator with towel rail, rear aspect double glazed window, coved ceiling, ceiling light point, tiled shower cubicle with thermostatic shower unit.

WC

Close coupled WC, contemporary circular sink unit with mixer tap, rear aspect double glazed window.

Outside

The property offers good frontage and has an elevated position, there is a concrete drive providing ample off road parking leading to the double garage.

Section of lawn, steps leading to front door. Additional drive to the left hand side of the property providing off road parking. There is further parking on the right hand side of the drive also.

Rear garden: This is a nice feature of the property. Large paved patio area, section of lawn enclosed by fencing, with mature shrubs and trees.

Double Garage

6.76m x 4.50m (22' 2" x 14' 9") With up and over door, power and light, internal storage cupboard. The garage houses the replacement "Glow worm" combination boiler serving the domestic hot water and central heating systems.

Additional Information

Tenure: Freehold

EPC: E

Council Tax: BANDE



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.

