



TOTAL FLOOR AREA: 1,367 sq.ft. (127.0 sq.m.) approx.  
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1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

GROUND FLOOR  
835 sq.ft. (77.6 sq.m.) approx.

Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.





**PROPERTY FRONTAGE**

Paved driveway and Paved Steps Leading to Front Door. Low Brick-Built Front Boundary.

**ENTRANCE HALLWAY**

14' 10" x 6' 7" narrows to 5' 10" (4.52m x 2.01m) Spacious hallway with doors leading to: Shower Room & WC; Kitchen/Dining; Living Room. Stairs to Upper Level. Carpeted Flooring; Radiator, Ceiling Light Fittings.

**KITCHEN/DINING**

13' 1" x 12' 6" (3.99m x 3.81m) Light and bright, spacious, stunning kitchen with plenty of space for your dining suite. Modern fitted kitchen, with integrated appliances to include: AEG Microwave; AEG Electric Oven; Electric Hob with Zanussi Chimney Extractor Fan; Mixer Tap to Stainless Steel Sink; Fridge/Freezer; Dishwasher; Washing Machine. Ample Base & Wall Units & Drawers, to include Deep Pan Drawers. A real entertainer's kitchen to show off your culinary skills! Tiled Flooring; Ceiling Light Fittings; Radiator; Double-Glazed Windows.

**LIVING ROOM**

20' 1" x 17' 0" into bay, narrows to 9' 8" (6.12m x 5.18m) Large bay window allows for plenty of natural light to flow through this stunning, superior, and spacious living room. Carpeted Flooring; Radiator; Feature Fireplace; Ceiling Light Fittings; Double-Glazed Windows; French doors to second reception room.

**RECEPTION TWO**

12' 0" x 11' 2" (3.66m x 3.40m) Lovely views of the rear garden in this charming second reception room, the current owner proudly referring to this as her garden room and successful in creating a cosy and social atmosphere. Carpeted Flooring; Radiator; Ceiling Light Fittings; Double-Glazed Windows and Door to Rear Garden.

**DOWNSTAIRS SHOWER ROOM**

8' 10" x 3' 7" (2.69m x 1.09m) Modern shower room, comprising of: Walk-in-Shower with Wall-Mounted Electric Shower; Low-Level

WC; Mixer Tap to Basin and Vanity Unit; Tiled Walls and Flooring. Wall-Mounted Towel Radiator; Ceiling Light Fittings; Sky Light.

**UPPER HALLWAY**

Carpeted Hallway; Double-Glazed Window; Ceiling Light Fittings. Doors to Bedrooms, Bathroom & Separate WC.

**BEDROOMS**

BEDROOM ONE 12' 3" x 12' 2" (3.73m x 3.71m) plus Storage Cupboard measuring 3' 2" x 2'

BEDROOM TWO 12' 1" x 11' 10" (3.68m x 3.61m)

BEDROOM THREE 9' 10" x 9' 0" (3.00m x 2.74m)

Three double bedrooms with: Carpeted Flooring; Double-Glazed Windows; Ceiling Light Fittings; Radiators.

**BATHROOM**

6' 0" x 05' 0" (1.83m x 1.52m) Modern two-piece bath suite comprising of: Mixer Tap to Bath with Hand-Held Shower Attachment; Mixer Tap to Wall-Mounted Shower; Glass Shower Screen; Tiled Splashbacks; Mixer Tap to Basin & Vanity Unit; Chrome Heated Towel Rail; Double-Glazed Window; Ceiling Light Fitting; Tiled Flooring.

SEPARATE WC 5' 4" x 2' 9" (1.63m x 0.84m) Low-Level WC; Tiled Flooring; Double-Glazed Window; Ceiling Light Fitting.

**REAR GARDEN**

Beautiful landscaped rear garden, adorned with colourful plants and shrubs. A haven to unwind and enjoy the sounds of nature and tranquility. Al-fresco dining on the patio and to the rear of the garden with a paved seating area, surrounded by vibrancy! Plenty of room for the children to play on the large lawn area. A garden for all the family to enjoy and appreciate.

