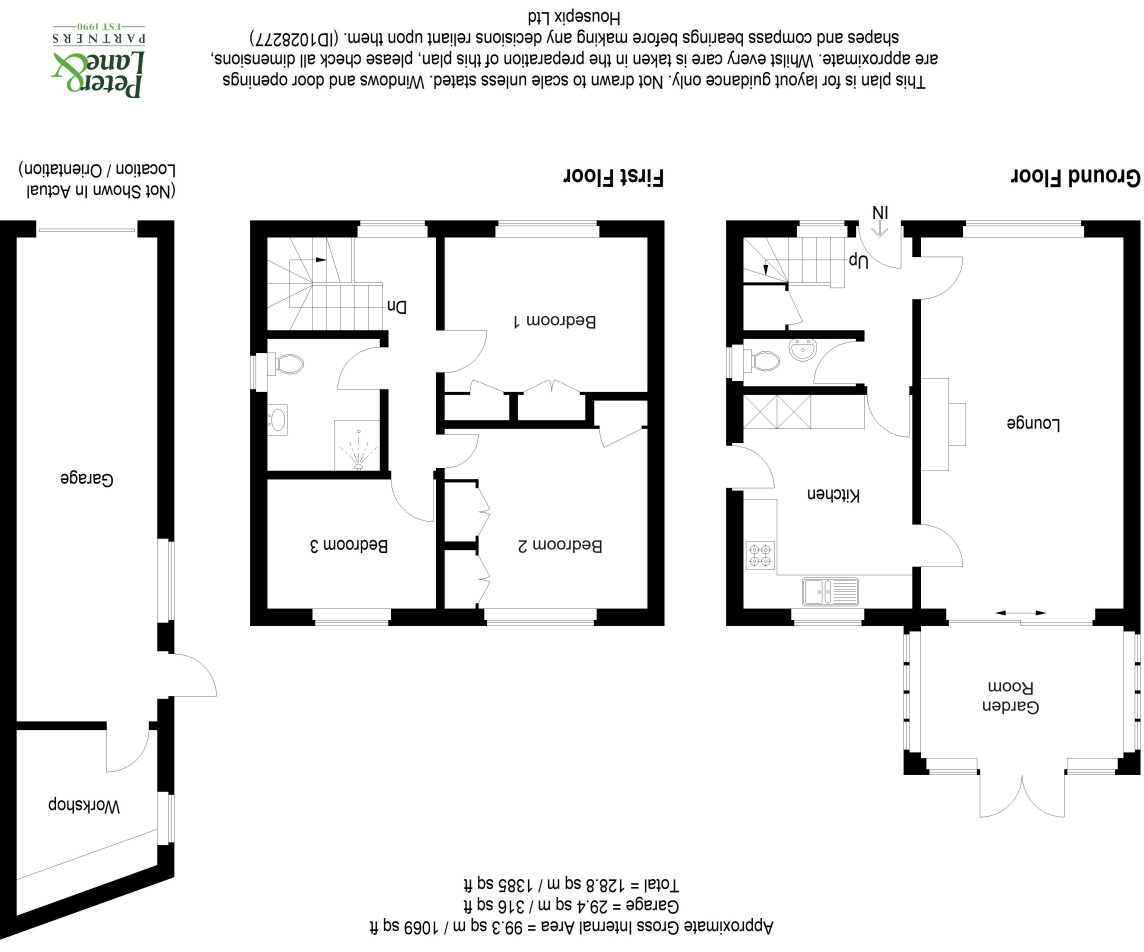
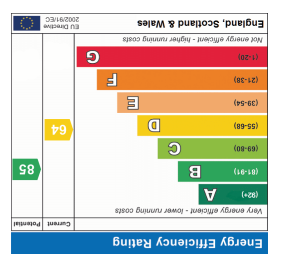


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- Well Positioned Detached Family Home
- Re-Fitted Kitchen With Corian Worktops
- Extended Ground Floor Accommodation
- Studio/Workshop
- No Forward Chain
- Three Double Bedrooms
- Re-Fitted Shower Room
- 28' Tandem Garage
- Close To River And Town Centre Facilities



UPVC Glazed Panel Door To

Entrance Hall

9' 10" x 9' 10" (3.00m x 3.00m)

Stairs to first floor with under stairs storage, double panel radiator, coving to ceiling, central heating thermostat, cloaks cupboard with hanging and shelving, security/smoke panel, composite flooring

Cloakroom

Fitted in a two piece white suite comprising wash and dry toilet, wall mounted wash hand basin with mixer tap and tiling, UPVC window to side aspect, double panel radiator, security control box, coving to ceiling, composite flooring.

Sitting Room

21' 8" x 6' 6" (6.60m x 1.98m)

A light double aspect room with UPVC window to front and sliding double glazed sliding patio internal doors to **Garden Room**, central feature fireplace finished in natural stone with inset Living Flame coal effect gas fire, two radiators, TV point, telephone point, coving to ceiling.

Garden Room

12' 8" x 9' 1" (3.86m x 2.77m)

Of brick based UPVC double glazed construction, wall light point, French doors accessing garden terrace to the rear.

Kitchen/Breakfast Room

12' 8" x 9' 10" (3.86m x 3.00m)

A light double aspect room with UPVC window to rear aspect and UPVC glazed door to side aspect, re-fitted in a range of Shaker style Beech base and wall mounted cabinets with Corian complementing work surfaces, one and a half bowl single drainer sink unit with mono bloc mixer tap, corner shelf display unit, double panel radiator, appliance spaces, integral double electric AEG oven and ceramic hob with suspended extractor unit above, drawer units, pan drawers, integrated fridge freezer, composite floor covering.

First Floor Galleried Landing

Coving to ceiling, UPVC window to front aspect, access to insulated loft space with ladder.

Bedroom 1

12' 0" x 9' 1" (3.66m x 2.77m)

UPVC window to front aspect, double panel radiator, extensive wardrobe range incorporating double wardrobe with hanging and shelving, airing cupboard housing hot water cylinder and shelf space, electric fan, coving to ceiling.

Bedroom 2

11' 10" x 10' 5" (3.61m x 3.17m)

UPVC window to rear aspect, double panel radiator, His and Hers double wardrobes with hanging and shelving, additional cupboard, smoke control panel, electric fan.

Bedroom 3

10' 0" x 7' 4" (3.05m x 2.24m)

Single panel radiator, UPVC window to rear aspect, coving to ceiling.

Family Shower Room

8' 2" x 7' 0" (2.49m x 2.13m)

Re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, shaver point, oversized screened shower enclosure with independent shower unit fitted over, full ceramic tiling with natural stone contour border tiles, chrome heated towel rail, UPVC window to side aspect.

Outside

There is a pleasant lawned frontage with an extensive brick paviour driveway giving provision for several vehicles with double timber gates accessing a further area of driveway sufficient for one car. There is a **Tandem Garage** measuring 28' 10" x 8' 3" (8.79m x 2.51m) with electrically operated roller door, power and lighting, UPVC window to side aspect and glazed door to garden. To the rear of the garage is an **Adjoining Workshop/Studio** measuring 8' 6" x 8' 4" (2.59m x 2.54m) with power, lighting, work surface space and window to garden aspect. The westerly facing rear garden is pleasantly arranged with an extensive paved terrace, edged lawns, a selection of shrub and flower borders, outside lighting, enclosed by a combination of brick walling and panel fencing offering a good degree of privacy.

Tenure

Freehold

Council Tax Band - D

