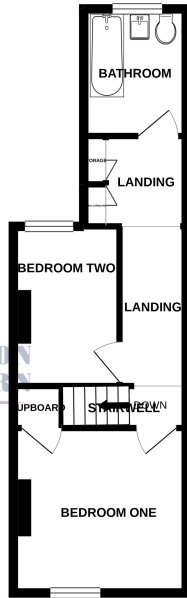
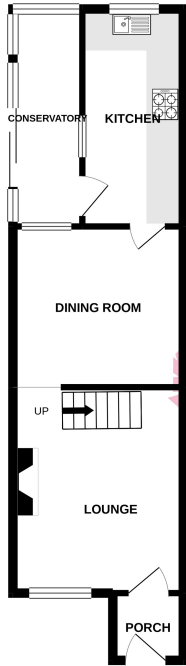


GROUND FLOOR
401 sq.ft. (37.2 sq.m.) approx.

1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



PATTERSON
HAWTHORN

TOTAL FLOOR AREA: 729 sq.ft. (67.8 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 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 to 100) A		
(81 to 91) B		87
(69 to 80) C		
(55 to 68) D	59	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not energy efficient - higher running costs</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 to 100) A		
(81 to 91) B		88
(69 to 80) C		
(55 to 68) D	56	
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Wales & N.Ireland	EU Directive 2002/91/EC	



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GROUND FLOOR

Front Entrance

Via uPVC door into storm porch, tiled flooring, hardwood door leading into:

Lounge

4.04m x 3.61m (13' 3" x 11' 10") Double glazed windows to front, two radiators, under-stairs open storage units, wood grain effect laminate flooring, feature fireplace, stairs to first floor.

Dining Room

3.6m x 3.34m (11' 10" x 10' 11") Inset spotlights to ceiling, double glazed windows to rear, radiator, wood grain effect laminate flooring.

Kitchen

4.0m x 2.0m (13' 1" x 6' 7") Double glazed windows to rear and side, range of matching wall and base units, laminate work surfaces, one and half bowl inset sink and drainer with chrome mixer tap, integrated oven, five ringed gas hob, extractor hood, space and plumbing for dishwasher, space for free standing fridge freezer, further space for fridge or freezer, radiator, tiled splash backs, tile effect vinyl flooring.

Conservatory

3.98m x 1.32m (13' 1" x 4' 4") Double glazed windows throughout, space and plumbing for washing machine, uPVC framed sliding door to side leading to side and rear garden.



FIRST FLOOR

Landing

Inset spotlights to ceiling, two built in storage cupboards, one housing boiler, fitted carpet.

Bedroom One

3.6m x 3.13m (11' 10" x 10' 3") Inset spotlights to ceiling, double glazed windows to front, built in storage cupboard, radiator, fitted carpet.

Bedroom Two

3.35m x 2.74m (11' 0" x 9' 0") > 2.48m (8' 2") Double glazed windows to rear, radiator, fitted wardrobes, fitted carpet.

Bathroom

2.46m x 1.97m (8' 1" x 6' 6") Opaque double glazed windows to rear, low level flush WC, hand wash basin inset within base units, panelled bath with shower attachment, tiled splash backs, radiator, tile effect laminate flooring.

EXTERIOR

Rear Garden

Approximately 29ft x 14ft - Immediate raised decking area, various bush and plant borders, raised decking area to rear, timber shed to rear, remainder laid to lawn, access to front via hard standing pathway through two gates, one wrought iron, one timber.

Front Exterior

Hard standing.