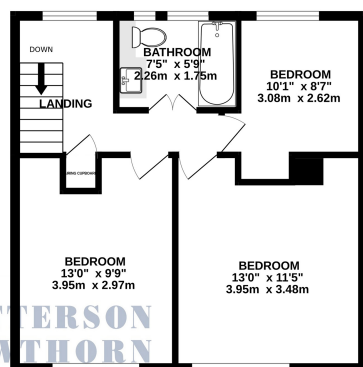
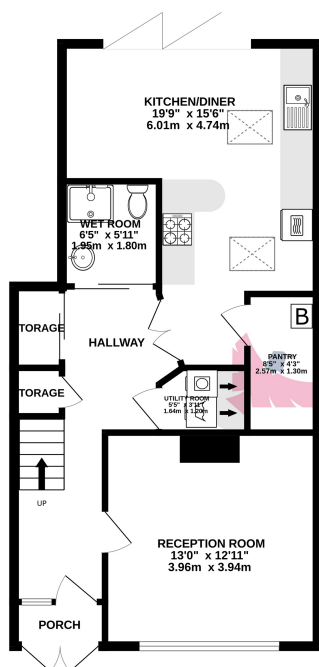


GROUND FLOOR
627 sq.ft. (58.3 sq.m.) approx.

1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1078 sq.ft. (100.1 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.
Made with Metagage 6/2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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- 13' RECEPTION ROOM
- 8' PANTRY & UTILITY ROOM
- MODERN GROUND FLOOR WET ROOM
- FIRST FLOOR FAMILY BATHROOM



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GROUND FLOOR

Front Entrance

Via uPVC framed double glazed double doors opening into porch; tiled flooring, second front entrance via hardwood door opening into:

Entrance Hall

Two under-stairs storage cupboards, one with motion sensor lighting, radiator, luxury vinyl flooring, stairs to first floor.

Reception Room

3.96m x 3.94m (13' 0" x 12' 11") Double glazed windows to front, radiator, laminate flooring.

Kitchen / Diner

6.0m x 4.73m (19' 8" x 15' 6") > 2.95m (9' 8") Inset spotlights to ceiling, two skylight windows to ceiling, a range of base and drawer units, integrated dishwasher, Quartz work surfaces, inset sink and drainer with mixer tap, four ring gas hob, extractor hood, integrated oven, Quartz splash backs, space for American-style fridge freezer, radiator, uPVC framed double glazed bi-folding doors to rear opening to rear garden.

Pantry

2.57m x 1.3m (8' 5" x 4' 3") Boiler, tiled flooring.

Ground Floor Modern Wet Room

1.94m x 1.63m (6' 4" x 5' 4") Integral rainfall shower, low level flush WC, hand wash basin set on base units, chrome hand towel radiator, tiled walls, tiled flooring with drainage.



Utility Room

1.67m x 1.38m (5' 6" x 4' 6") Hardwood work surface and tiled splash back, space and plumbing for washing machine and tumble dryer, tiled flooring.

FIRST FLOOR

Landing

Double glazed window to rear, loft hatch to ceiling with integral pull-down ladder, storage cupboard, fitted carpet.

Bedroom One

4.04m x 3.48m (13' 3" x 11' 5") Double glazed windows to front, radiator, fitted carpet.

Bedroom Two

3.95m x 2.97m (13' 0" x 9' 9") Double glazed windows to front, radiator, fitted carpet.

Bedroom Three

2.32m x 2.32m (7' 7" x 7' 7") Double glazed windows to rear, built-in storage space, radiator, fitted carpet.



Bathroom

2.26m x 1.65m (7' 5" x 5' 5") Obscure double glazed windows to rear, low-level flush WC, hand wash basin set on base units, panelled bath with shower attachment, chrome hand towel radiator, integral rainfall shower, tiled walls, tiled flooring.



EXTERIOR

Rear Garden

Approximately 40' Immediate wrap-around patio, remainder laid to lawn, access to front via metal gate through shared walkway, exterior lighting.

Front Exterior

Fully paved giving off street parking.

