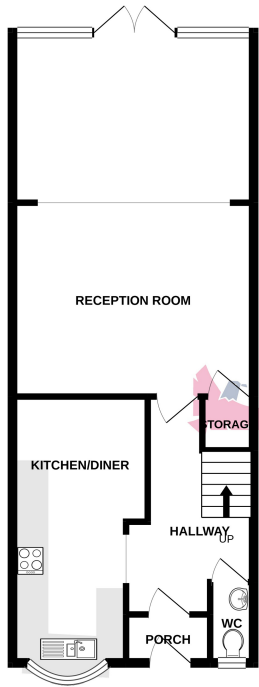
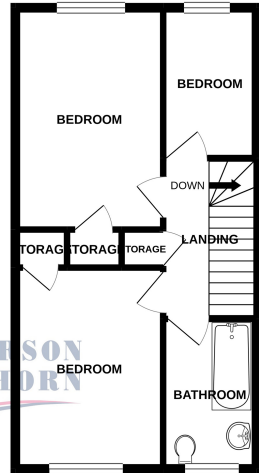


GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



**PATTERSON
HAWTHORN**

TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or error in 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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- MAINTAINED TO A HIGH STANDARD THROUGHOUT
- SINGLE REAR EXTENSION & EXTENDED KITCHEN/DINER
- 23' DOUBLE RECEPTION ROOM
- GROUND FLOOR WC & FIRST FLOOR FAMILY BATHROOM
- GARAGE IN BLOCK
- WELL PRESENTED, EASILY MAINTAINED FRONT & REAR GARDENS
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GROUND FLOOR

Entrance

Via uPVC front door with fixed double glazed opaque window panels into storm porch, tiled flooring, second hardwood front door with fixed window panels into:

Hallway

Coving to ceiling, radiator to side, fitted carpet

Ground Floor WC

uPVC framed double glazed opaque window to front, low level flush WC, hand wash basin, tiled splash back, vinyl flooring.

Kitchen / Diner

16' 4" x 8' 3" (4.97m x 2.52m) Two sets of spotlights to ceiling, coving to ceiling, uPVC framed double glazed bay style window to front, range of matching wall and base units, laminate work surface, one and a half bowl inset sink and drainer with chrome mixer tap, integrated dishwasher, integrated double oven, four ringed electric hob, extractor hood, integrated fridge, integrated freezer, space and plumbing for washing machine, tiled splash back, wood grain effect vinyl flooring.

Lounge

23' 8" x 14' 10" (7.22m x 4.53m) Coving to ceiling, uPVC framed double glazed windows to rear, uPVC framed French doors with fixed double glazed window panels leading to rear garden, under-stairs storage cupboard, two radiators to side, fitted carpet.



FIRST FLOOR

Landing

Access to loft, built in storage cupboard, fitted carpet.

Bedroom One

13' 7" x 9' (4.13m x 2.75m) Coving to ceiling, uPVC framed double glazed window to rear, radiator to side, fitted wardrobes, two chest of drawers to remain, built in storage cupboard currently used as wardrobe, fitted carpet.

Bedroom Two

12' 4" x 9' 1" (3.75m x 2.76m) Coving to ceiling, spotlights to ceiling, uPVC framed double glazed window to front, radiator to side, built in storage cupboard currently used as wardrobe, fitted carpet.

Bedroom Three

9' 1" x 5' 7" (2.77m x 1.69m) Coving to ceiling, spotlights to ceiling, uPVC framed double glazed window to rear, radiator to side, fitted carpet

Bathroom

Inset spotlights to ceiling, uPVC framed double glazed opaque window to front, low level flush WC, hand wash basin inset within a vanity unit, P-shaped panel bath with shower, radiator to side, tiled splash back, tiled flooring.

EXTERIOR

Rear Garden

Approximately 35ft x 15ft Timber summer house to rear, remainder fully tiled.

Front Exterior

Fully paved with various bush and plant borders.