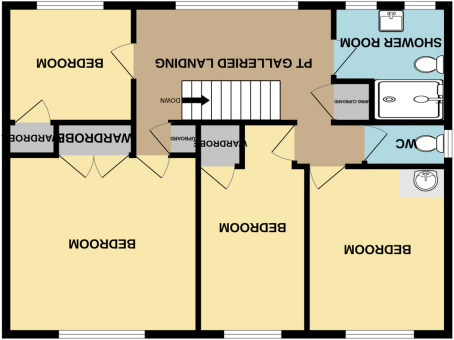
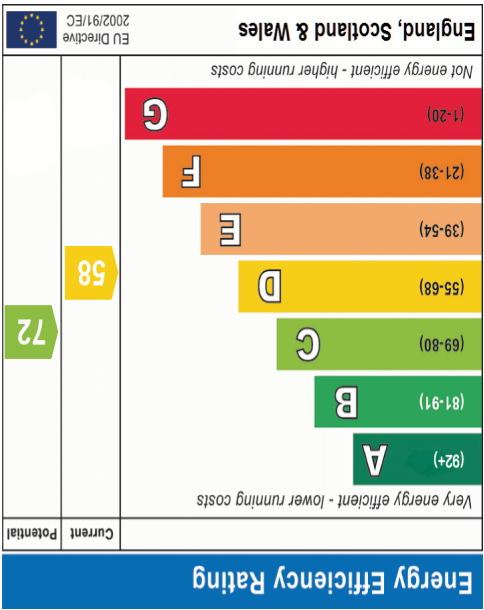
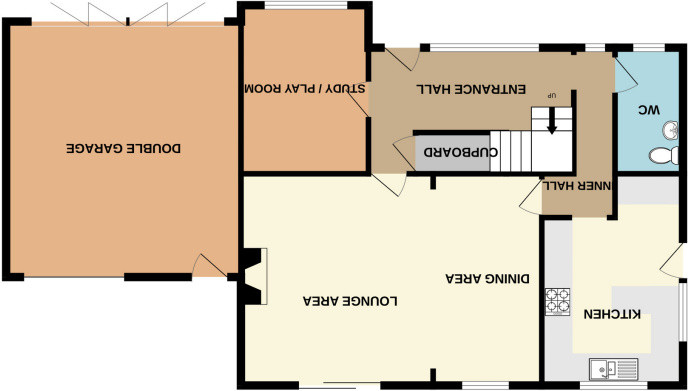


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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.



1ST FLOOR
724 sq.ft. (67.2 sq.m.) approx.



GROUND FLOOR
1063 sq.ft. (98.8 sq.m.) approx.

TOTAL FLOOR AREA: 1787 sq.ft. (166.0 sq.m.) approx.
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FRONTAGE

The property is approached via the roadway via two drop kerbs leading to a sweep in and out block paved driveway with front centred brick retaining wall with ironmongery railings.

CANOPY STORM PORCH ENTRANCE

UPVC entrance door into hallway.

HALLWAY

14' 6" x 8' 1" (4.42m x 2.46m) UPVC double glazed entrance door with corresponding double glazed window to front. Spacious entrance hall. Ceiling light point. Understairs storage cupboard. Wall mounted double banked radiator. Carpet laid throughout extending to a half return staircase with timber balustrade and ironmongery. Ceiling mounted light point. Hallway extends to provide access to the rear living room and ground floor WC, providing additional access to living room and kitchen.

INNER HALLWAY

Double glazed obscure window to front aspect. Ceiling light point. Continuation of carpet throughout from main entrance hall.

GROUND FLOOR WC

8' 1" x 4' 10" (2.46m x 1.47m) Obscure UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Suite comprises of a close coupled WC and pedestal wash basin. Heated towel rail/radiator combination. Access to electricity consumer unit and meter in timber concealed cupboard. Ceramic tiled walls at half height. Vinyl flooring laid throughout.

KITCHEN

15' 1" into recess - narrowing to 11' 10" x 10' UPVC double glazed windows to rear and side aspect with corresponding side door. Two ceiling light points. Ceramic tiled walls. Tiled flooring throughout. Kitchen comprises of wall mounted and base level kitchen cabinet & drawer units. Rolled edge worktop incorporating a stainless steel one and a half bowl sink unit with mixer tap & drainer. Four ring gas hob with pull out extractor above. Split level 'Stoves' oven & grill. Space for free standing fridge/freezer. Under counter space for washing machine and additional space for one other appliance. Low level wall mounted concealed 'Glowworm' boiler.

THROUGH LOUNGE DINER

22' 1" x 14' 11" (6.73m x 4.55m)
Lounge area - UPVC sliding patio door to South facing garden. Coved ceiling with two ceiling light points to dining area. Two wall mounted light points to lounge area. Yorkstone centred ornamental fireplace. Wall mounted double banked panelled radiator x 2. Carpet laid throughout.

GROUND FLOOR STUDY/HOME OFFICE/ PLAYROOM

11' 11" x 9' 0" (3.63m x 2.74m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

FIRST FLOOR PART GALLERIED LANDING

14' 8" x 8' 2" (4.47m x 2.49m) Via carpeted staircase. Coved ceiling with ceiling light point. UPVC double glazed window to front aspect. Wall mounted panelled radiator. Carpet throughout. Built in airing cupboard housing hot water cylinder, and by-pass control for solar electricity. Additional built in storage cupboard with built in shelving.

BEDROOM ONE

13' 7" x 12' 9" (4.14m x 3.89m) UPVC double glazed window to rear overlooking garden. Coved ceiling with ceiling light point. Two wall mounted light points. Wall mounted panelled radiator. Range of built in bedroom furniture and wardrobes. Additional built in wardrobe with hanging space and shelving. Carpet throughout.

BEDROOM TWO

11' 9" x 10' 1" (3.58m x 3.07m) UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Vanity sink unit with mixer tap. Carpet laid throughout.

BEDROOM THREE

14' 11" narrows to 12' 1" x 8' 2" UPVC double glazed window to rear aspect overlooking garden. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobe with hanging space and shelving. Carpet throughout.

BEDROOM FOUR

8' 11" x 8' 2" (2.72m x 2.49m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobe with hanging space and shelving. Carpet throughout.

FIRST FLOOR MODERN SHOWER ROOM

8' 0" x 8' 1" into shower recess - narrowing to 5' 6" Twin UPVC obscure double glazed windows to front aspect. Ceiling light point. Ceramic tiled walls and tiled effect vinyl flooring throughout. Walk in shower cubicle with Electric 'Triton' shower inset. Contemporary push flush WC, wash basin with mixer tap inset to vanity storage unit. Wall mounted towel rail/radiator combo.

ADDITIONAL WC

5' 11" x 2' 11" (1.80m x 0.89m) Obscure UPVC double glazed window to side aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Ceramic tiled walls at half height. Close coupled WC. Vinyl flooring throughout.

SOUTH FACING GARDEN

Approx 60' 0" x 60' 0" (18.29m x 18.29m) With access from lounge area and kitchen, the garden offers a large lawned area with a variety of established bordering shrubs and fruiting trees. Timber fenced boundaries. Side access to front via gate. Rear access to double garage via a rear up and over door for vehicular access and a courtesy door.

DOUBLE GARAGE

18' 0" x 16' 6" (5.49m x 5.03m) Via twin opening garage doors from front driveway. Rear up and over garage door for vehicular access to hardstanding. Power and lighting connected.

