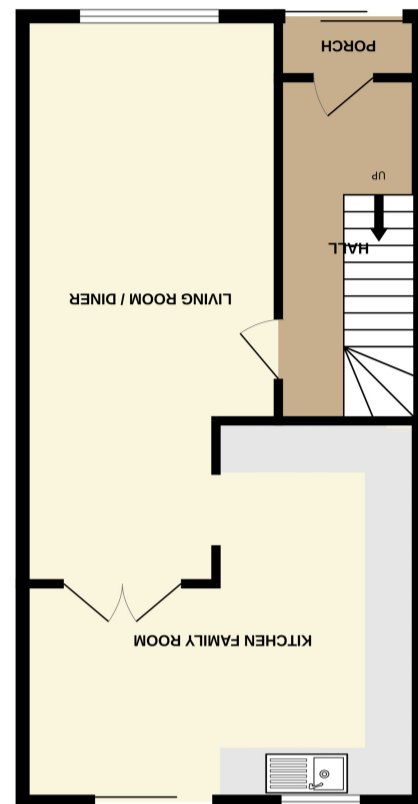
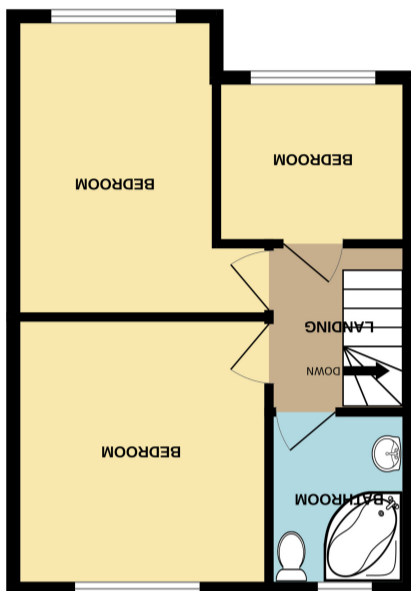


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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

TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.
Made with AutoCAD 2024

Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92+)	64
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	90
G (1-20)	
Not energy efficient - higher running costs	





FRONT OF PROPERTY

Paved driveway with parking for two vehicles.

PORCH

8' 0" x 2' 2" (2.44m x 0.66m) Glass sliding door into porch.

ENTRANCE HALLWAY

15' 1" x 5' 10" (4.60m x 1.78m) Spacious hallway with understairs storage cupboard; Laminate flooring; Ceiling light fittings; Radiator. Door leading to living room. Stairs to upper floor.

LIVING ROOM

24' 2" x 10' 9" (7.37m x 3.28m) Beautifully bright and spacious living room with: Large double glazed bay window to front aspect; Laminate flooring; Radiator; Ceiling light fittings; Glass panel timber doors leading into the dining area.

KITCHEN/DINING

16' 10" x 16' 1" (5.13m x 4.90m) L-shaped kitchen with the dining area measuring 8' 7" x 8' 4". A fantastic sized kitchen/dining area, perfect for entertaining. This kitchen boasts an array of wall and base cabinets to include: Under cabinet lighting; Double pantry; Pan drawers; Integrated wine rack. Integrated gas hob; Integrated double oven; Curved chimney extractor fan; Space for washing machine and dishwasher; Tiled splashbacks; Lino flooring; Ceiling light fittings; Double glazed window to rear aspect and double glazed sliding door to rear garden. The dining area affords plenty of space for a large dining suite.



BEDROOM ONE

11' 6" x 10' 9" (3.51m x 3.28m) Spacious and light double bedroom with: Large double fitted mirrored wardrobes; Laminate flooring; Storage cupboard; Roller blind; Ceiling light fitting; Double glazed window to rear aspect.

BEDROOM TWO

12' 7" x 8' 8" (3.84m x 2.64m) Light and bright spacious double bedroom benefiting from: Double glazed large bay window to front aspect; Laminate flooring; Radiator; Ceiling light fitting;

BEDROOM THREE

8' 1" x 7' 0" (2.46m x 2.13m) An ideal third bedroom, guest bedroom, home office/study. Laminate flooring; Radiator; Ceiling light fitting; Double glazed window to front aspect.

BATHROOM

7' 10" x 5' 10" (2.39m x 1.78m) Sparkling white suite comprising of: Corner bath with feature panel; Victorian traditional bath shower mixer tap with handset; Pedestal basin with mixer taps; WC; Double glazed window; Tiles to walls and flooring; Wall mounted heated towel rail; Ceiling light fitting; Double glazed window to rear.

REAR GARDEN

Paved patio area; Slate decorative chippings; Central paved area; Fully fenced; Gate to rear; Mature shrubs. A good sized garden offering plenty of scope to landscape.