





Ground Floor

Entrance Hall

Stairs to first floor,

Living Room

17' 4" x 9' 11" (5.28m x 3.02m) Double bay window to front aspect, Under stairs cupboard, radiator.

Cloakroom

Low level W.C. Wall mounted wash hand basin. Tiled floor.

Kitchen Breakfast Room

13' 4" x 11' 10" (4.06m x 3.61m) Double glazed windows and doors to rear garden. Well fitted with wall and base units. Built-in gas hob with extractor over. Built-in fridge and freezer, dishwasher, washing machine and oven. One and half bowl stainless steel sink unit with mixer tap.

First Floor

Landing

Stairs to second floor, doors to bedrooms and bathroom.

Bathroom

White bathroom suite with panel enclosed bath with shower attachment, low level W.C., Pedestal wash hand basin, double glazed sash window to side aspect. Tiled floor and some wall tiling.

Bedroom Two

13' 5" x 10' 1" (4.09m x 3.07m) Two double glazed windows to rear aspect, radiator, built in wardrobe.

Bedroom Three

13' 4" x 12' 1" (4.06m x 3.68m) "L" shaped room maximum measurements shown. Two double glazed windows to front aspect.

Second floor

En suite

Shower cubicle, low level W.C., pedestal wash hand basin. Double glazed velox window to rear aspect. Heated towel rail.

Master Bedroom

18' 2" x 10' 3" (5.54m x 3.12m) Maximum measurements, Vaulted ceiling with measurements at floor level. Double glazed velox windows to rear aspect. Radiator, under eaves storage.

Outside

Front Garden

Off road parking for two cars. Path to side leading to the rear.

Rear Garden

Rear garden laid to lawn with paved patio area. Wall to one side, fenced to side and rear.

Garage

Metal up and over door. Light and power. Parking in front for one vehicle.

Three bedroom semi-detached house with a garage built approximately two years ago situated in the sought after village of Ickleford. EPC rating B

- * Long living room with bay window
- * Fully fitted kitchen with appliances
- * Downstairs cloakroom
- * First floor with two bedrooms and bathroom
- * Top floor master suite with shower room
- * Parking for two cars, gardens to front and rear

