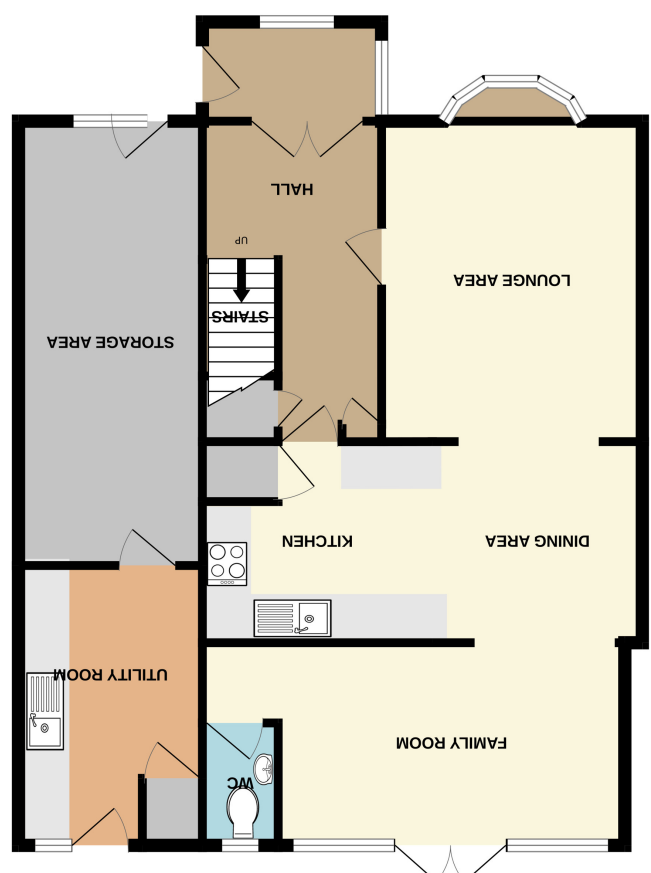
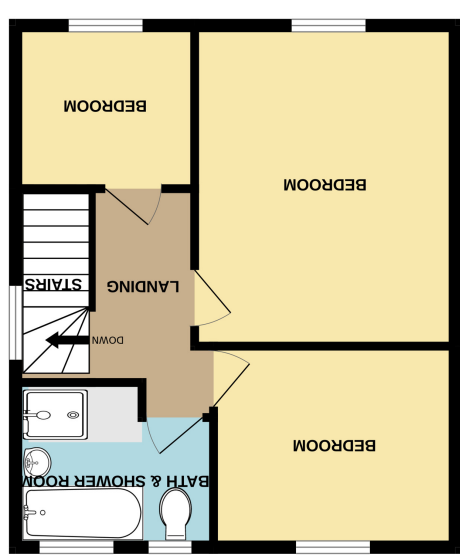


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1385 sq.ft. (128.6 sq.m.) approx.
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| Energy Efficiency Rating | |
|---------------------------------------------|---------|
| Potential | Current |
| Very energy efficient - lower running costs | |
| A (92-100) | |
| B (81-91) | |
| C (69-80) | |
| D (55-68) | |
| E (39-54) | |
| F (21-38) | |
| G (1-20) | |
| Not energy efficient - higher running costs | |
| EU Directive 2002/91/EC | |
| England, Scotland & Wales | |

Current: 53
Potential: 85





FRONT OF PROPERTY

An attractive frontage with paved multi-vehicle driveway. Fence panel to side boundary and low brick built wall to front. External door to workshop and utility room, leading through to the rear garden. Entrance door to porch.

ENTRANCE PORCH

7' 3" x 7' 9" (2.21m x 2.36m) Spacious, light and bright porch; Tiled flooring; Extra wide double doors leading to hallway.

HALLWAY

13' 0" x 7' 8" (3.96m x 2.34m) PLUS storage cupboard of 3' 3" x 1' 7" Light and bright theme continues in the elegant hallway; Oak effect laminate flooring; Built-in storage cupboard, ideal for coats, shoes etc.; Under-stairs storage; Radiator, Ceiling light fittings;

LIVING ROOM

16' 4" x 9' 2" (4.98m x 2.79m) Boasting a large bay window to front aspect providing additional character to this lovely, light and spacious living area. Double glazed window installed December 2022; Wall-mounted curved electric feature fireplace; Ceiling light fitting and ceiling fan; Oak-effect laminate flooring; Radiator. Living room flows through to the kitchen and dining areas.

KITCHEN

10' 3" x 9' 7" (3.12m x 2.92m) PLUS walk-in pantry of 4' 1" x 2' 9" Stylish and timeless...beautiful oak wall and base kitchen units with contemporary brushed chrome handles; Fully shelved walk-in pantry; Integrated appliances: Electric wall oven; Microwave; Five ring gas hob; Chimney extractor fan; Brushed chrome splashback to hob; Space for dishwasher; One and a half stainless steel sink with mixer taps; Oak-effect laminate flooring; Ceiling spot light fittings.

DINING ROOM

9' 0" x 8' 9" (2.74m x 2.67m) Space for a large family dining suite, this area is centrally positioned for social dining and entertaining; Oak-effect laminate flooring; Ceiling light fittings; Radiator.

FAMILY ROOM

15' 3" x 8' 3" (4.65m x 2.51m) An extraordinary addition is this huge and versatile family room which can be utilised to suit all your family's needs. Lovely and bright with so much space! Slide the blinds open, swing back the Double French doors and enjoy the views...space...entertaining...or...peace and serenity - whatever takes your fancy.

UTILITY ROOM

12' 2" x 6' 6" (3.71m x 1.98m) Everybody loves a utility room! Plenty of worktop space and ample storage units, Space for washing machine, dryer, fridge, freezer; One and a half stainless steel sink with mixer taps; Walk through to workshop/additional storage; Door to rear garden.



CLOAKROOM

4' 4" x 3' 8" (1.32m x 1.12m) Modern white suite comprising of: Corner basin with mixer taps; WC; Corner wall cabinet. Fully tiled to walls and flooring.

WORKSHOP

19' 8" x 7' 1" (5.99m x 2.16m) This property just keeps on giving in terms of additional space and rooms. The workshop area has its own separate access from the front of the property, also, can be accessed internally, via the family room. Versatility at its finest, the workshop can be used as is, alternatively can be converted to your needs.

UPPER HALLWAY

9' 8" x 8' 5" (2.95m x 2.57m) Carpeted flooring; Doors leading to bedrooms one, two and three, and bathroom.

BEDROOMS

13' 10" x 10' 8" (4.22m x 3.25m) Bedroom One: Spacious double bedroom with part built-in-ropes; Newly installed double-glazed window; Carpeted flooring; Radiator; Ceiling and wall light fittings.

10' 5" x 9' 0" (3.17m x 2.74m) Bedroom Two: Double bedrooms; Carpeted flooring; Radiator; Ceiling light fitting.

7' 8" x 7' 1" (2.34m x 2.16m) Bedroom Three: Ideal use for a single bedroom/home office/study. Carpeted flooring; Radiator; Ceiling light fitting.

BATHROOM

8' 5" x 6' 9" (2.57m x 2.06m) Bright and modern four-piece suite comprising of: Double sized shower with glass sliding door; Rainfall overhead shower; Victorian style hand wall-mounted shower with hot and cold taps; Bath with hand held Victorian style shower; Mixer taps to bath; WC; Pedestal basin with hot and cold water taps; Free-standing tall bathroom cabinet; Fully tiles to flooring and walls.

REAR GARDEN

Patio area boasts large, timber constructed, under-cover al-fresco dining, perfect for entertaining and making use of the brick-built BBQ area. Sun-trapped timber decked seating areas and paved patio to the rear of the garden; Fully fenced; Lawn area; Bespoke timber built raised flower beds; Mature and colourful trees.

