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**FRONTAGE**

The property is approached via a drop kerb from roadside to a front garden/parking area with parking for approximately three vehicles. Brick retaining front wall. Tiber fenced boundary to one aspect. Shaped lawn/shrub borders. Gated side access to garden. Entrance via storm porch with UPVC entrance door with double glazed lead light insert into hallway.

**L SHAPED HALLWAY**

11' 3" maximum x 7' 6" narrowing to 3'. Ceiling light point. Wall mounted double banked panelled radiator. Access to overhead storage area and concealed electricity fuseboard/meter. Built in airing cupboard. Carpet laid throughout.

**BAY FRONTED LIVING ROOM**

15' 8" into bay window - narrowing to 13' 10" x 9'4". UPVC double glazed Bay window to front aspect, wall mounted double banked radiator inset. Coved ceiling throughout, ceiling light point. Two additional wall mounted light points. Wall mounted centred gas fire. Carpet laid throughout.

**DINING ROOM**

9' 4" x 22' 7" into extension. Aluminum double glazed sliding patio door to garden from extension. Two ceiling light points. Access through to kitchen. Large wall mounted panelled radiator. Understairs storage area. Open tread staircase rising to first floor.

**KITCHEN/DINER**

17' 6" maximum into extension - narrowing to 16' 5" x 9'1". UPVC double glazed window and corresponding door opening to garden. Additional double glazed side window to dining area. Two ceiling light points. Wall mounted Potterton boiler. Built in storage cupboards with shelving to dining area. Wall mounted panelled radiator. Vinyl flooring throughout extending to kitchen area. Wall mounted and base level kitchen cabinet & drawer units. Roll edge worktop incorporating a stainless steel sink unit & drainer. Space for free standing cooker, space & plumbing to dining area for washing machine. internal access to extended dining room from kitchen.



**SHOWER ROOM**

5' 10" narrowing to 4' 7" x 5'11". Obscure UPVC double glazed window to side aspect. Timber cladded ceiling with ceiling light point. Ceramic tiled walls, wall mounted panelled radiator. Suite comprises of a elevated shower enclosure with a Triton electric shower inset. Wash basin with mixer tap inset to storage unit. Close coupled WC. Vinyl flooring throughout.

**GROUND FLOOR BEDROOM THREE**

9' 4" x 8' 1" (2.84m x 2.46m) UPVC double glazed window to front aspect. Wall mounted panelled radiator. Carpet throughout.

**FIRST FLOOR LANDING**

14' 3" x 3' 5" (4.34m x 1.04m) Via open tread carpeted staircase with glazed internal door opening to landing. Part barrelled ceiling with ceiling light point. Access to eaves storage cupboard and additional full height storage cupboard. Carpet throughout.

**BEDROOM ONE**

13' 10" narrowing to 7' 9" x 9'4" maximum. UPVC double glazed window to rear aspect. Ceiling light point. Wall mounted double banked panelled radiator. Built in eaves storage cupboard. Carpet laid throughout.

**BEDROOM TWO**

13' 10" maximum x 8' 8" narrowing to 5'7" UPVC double glazed window to rear aspect. Ceiling light point. Wall mounted double banked panelled radiator. Carpet throughout.

**REAR GARDEN**

Timber fenced boundaries. An array of mature established shrubs and trees. Side gate to front. External garden shed. External water tap. Pathway leading to the end of the garden with two lawn areas.

