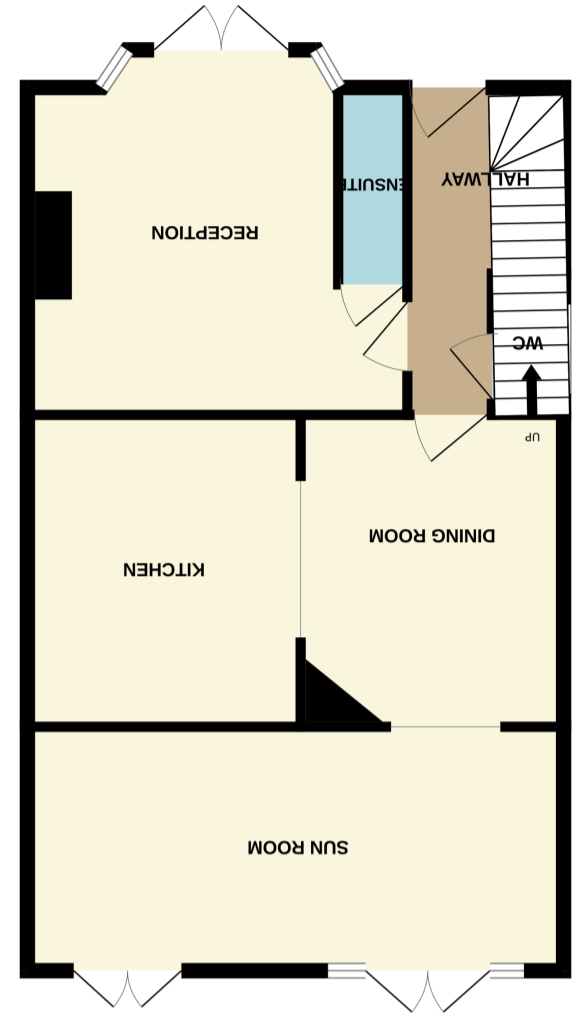
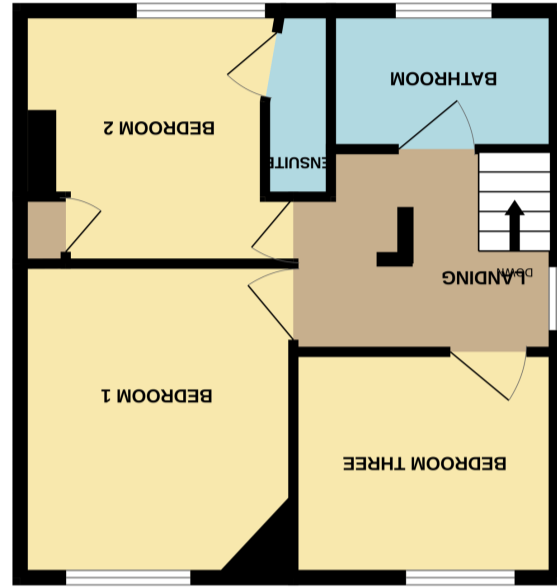


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficacy can be given.  
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GROUND FLOOR



1ST FLOOR





### Entrance Hall

3.11m x 1.72m (10' 2" x 5' 8") Entrance via front aspect door with inset glazed windows. Radiator, wood effect laminate flooring, stairs leading to first floor accommodation, ceiling light point, door to ground floor WC.

### Ground Floor WC

Close couple WC, wash hand basin with cupboard beneath and mono-bloc tap, tiled splashback, side aspect double glazed window, power point, ceiling light point.

### Dining Room

3.6m x 3.08m (11' 10" x 10' 1") Coved ceiling, ceiling light point, wood effect laminate flooring, radiator, access through to kitchen and sun room, side aspect double glazed window, power points, arch through to kitchen.

### Kitchen

3.6m x 3.2m (11' 10" x 10' 6") A good size kitchen with a range of matching wall mounted and base units with oak work surfaces over incorporating a centre isle with oak surfaces also, Range cooker to remain, space for American style fridge freezer, larder style cupboard incorporating a washing machine, coved ceiling, inset to ceiling spotlights, wood effect laminate flooring, cupboard housing a Worcester combination boiler serving domestic hot water and central heating systems, server hatch to sunroom.

### Sunroom

6.44m x 2.55m (21' 2" x 8' 4") An expansive room, rear aspect double glazed doors giving access to rear garden, further double doors, wood effect laminate flooring, power points, TV point.

### Front Reception

4.5m x 3.85m max (14' 9" x 12' 8") Front aspect double opening double glazed patio doors, laminate flooring, coved ceiling, ceiling light point ppts, door to:

### En Suite

Close coupled WC, Curved shower screen with thermostatic shower unit, pedestal wash hand basin, tiled walls.

### First Floor Landing

Side aspect double glazed window, power points, access to bedrooms one, two, three and bathroom, wood effect laminate flooring.

### Bedroom 1

3.67m x 3.25m (12' 0" x 10' 8") Ceiling light point, coved ceiling, rear aspect double glazed window, radiator, continuation of flooring, power points.

### Bedroom 2

3.32m x 3.05m (10' 11" x 10' 0") Front aspect double glazed window, coved ceiling, fitted wardrobe, continuation of flooring, radiator, power points, door to En-suite.

### En-Suite

1.5m x 0.7m (4' 11" x 2' 4") Wash hand basin with cupboard underneath, tiled shower cubicle, fitted shower unit, coved ceiling.

### Bedroom 3

2.97m x 2.65m (9' 9" x 8' 8") Good size third bedroom, continuation of wood effect laminate flooring, rear aspect double glazed window, coved ceiling, power points, radiator.

### Bathroom

2.58m x 1.63m (8' 6" x 5' 4") Modern bathroom with pedestal wash hand basin with mixer tap, close coupled WC, panel bath with mixer tap, shower attachment with further oversized shower head, front aspect double glazed window, part tiled walls, radiator, ceiling light point.

### Loft Room

4.0m x 3.32m (13' 1" x 10' 11") Hatch with drop down stairs leading up to a large loft room, wood effect laminate flooring, rear aspect double glazed Velux window.

### Front Garden

Enclosed by high level fencing, pedestrian access to the left hand side. Section of shingle.

### Rear Garden

Predominately laid to lawn, enclosed by fencing, a large outbuilding at the far end of garden, with power and light. Ideal workshop/storage room.



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