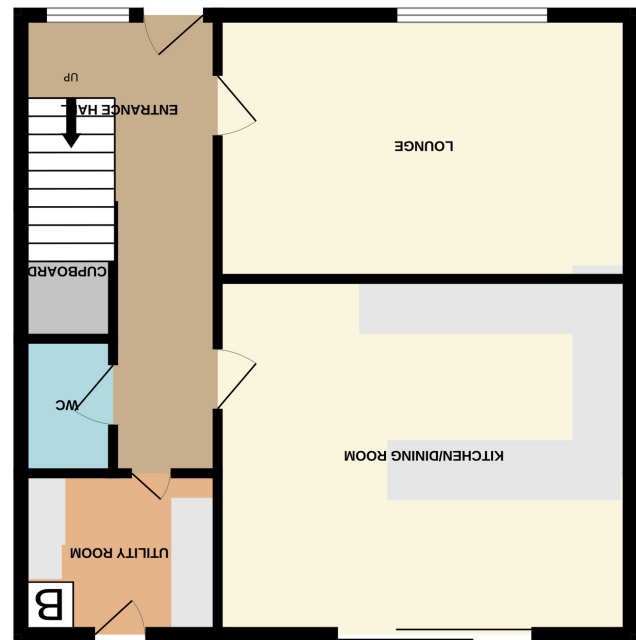
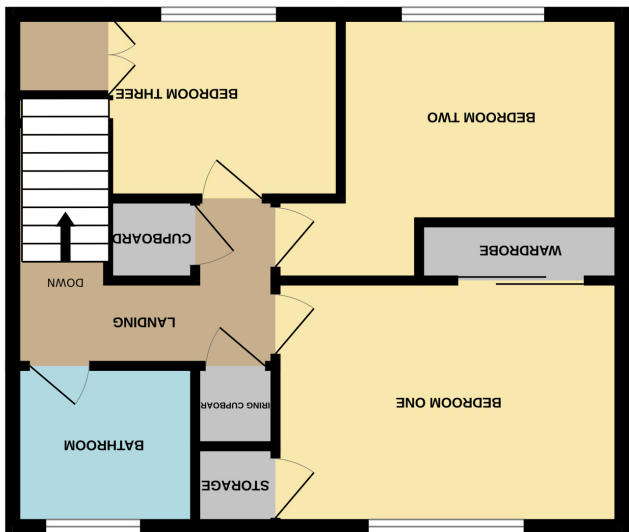


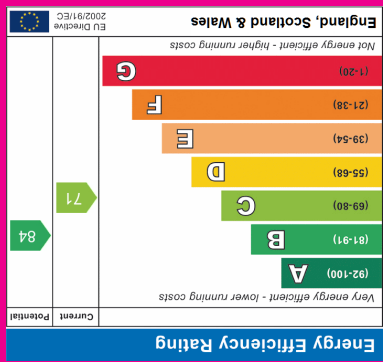
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such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



1ST FLOOR



Description

A very well presented and much loved family home situated in the much sought after and convenient location of St Nicholas. This spacious home has had the same owner for in excess of 50 years!! and has been tastefully extended and improved throughout.



The accommodation offers generous size rooms throughout and benefits from a fabulous extension to the rear which now forms a fabulous kitchen-diner/living area. This creates a sociable and open plan area for entertaining guests or day to day family life. there is also a downstairs W/C and lounge.

Upstairs are three well proportioned bedrooms and the main bathroom.

Council Tax Band C



Entrance Hall

Double glazed front door, wood effect laminate flooring, storage cupboard and ample space under the stairs currently set up as a desk area. Doors leading to lounge, kitchen/dining room, downstairs w/c and utility room.

Lounge

10' 4" x 14' 1" (3.15m x 4.29m)
Wood effect laminate flooring, feature electric fireplace, tv points, double glazed window to front aspect, radiator.



Downstairs W/C

Low level w/c, wash hand basin with mixer tap, mirrored vanity unit, tiled flooring.

Utility Room

7'0" x 6'5" (2.13m x 1.96m) Range of eye and base level units with rolled edge worktop, tiled upstands, boiler, space for undercounter fridge, washing machine, fridge/freezer, tiled flooring, double glazed door leading to the rear garden.

Kitchen/Dining Room

17'0" x 14'0" (5.18m x 4.27m) Extended kitchen/dining space, range of eye and base level units with rolled edge work surfaces with matching upstands, tiled splashbacks, Dual Hotpoint oven, electric hob, extractor fan with hood, space for undercounter fridge, space for slimline dishwasher, stainless steel sink with drainer and mixer tap, the work surface continues to create a breakfast bar area, wood effect laminate flooring, spot lighting, ample space for a dining table and chairs. double glazed sliding doors leading to rear garden.

Landing

Bedroom One

11'1" x 9'4" (3.38m x 2.84m) Double bedroom, carpeted, mirrored sliding door wardrobe, storage cupboard, window to rear aspect, radiator, tv point.

Bedroom Two

8'4" x 8'6" (max 10'4") (2.54m x 2.59m (max 3.15m))
Double bedroom, carpeted, window to front aspect, radiator, tv point.

Bedroom Three

8'1" x 7'3" (2.46m x 2.21m) Carpeted, storage cupboard, window to front aspect, tv point.

