

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: 1020 sq.ft. (94.7 sq.m.) approx.
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ENTRANCE PORCH

9' 4" x 3' 0" (2.84m x 0.91m) Via a UPVC composite entrance door with obscured double glazed insert with corresponding windows. Smooth plastered ceiling. Tiled flooring. Inner UPVC double glazed door into hallway.

INNER HALLWAY

9' 2" x 5' 0" (2.79m x 1.52m) Smooth plastered ceiling with ceiling light point and wall mounted vertical panelled radiator. Carpet laid throughout, and carpeted staircase rising to first floor. Door to ground floor utility room/WC.

UTILITY ROOM/WC

4' 7" x 6' 3" (1.40m x 1.91m) Obscure UPVC double glazed window into porch. Smooth plastered ceiling with inset light point. Close coupled WC. Worktop incorporating a ceramic sink with mixer tap. Tiled splashbacks. Space & plumbing beneath for two appliances. Tiled flooring laid throughout.

LOUNGE

17' 4" x 11' 6" (5.28m x 3.51m) Smooth plastered ceiling with inset spotlight and two corresponding wall light points. Understairs storage cupboard. Vertical feature panelled radiator. Multi fuel fitted log burner with slate hearth. Double glazed bifold patio doors into garden. Carpet laid throughout. Opens to kitchen/family room/ diner.

KITCHEN / FAMILY ROOM / DINER

14' 4" x 6' 11" (4.37m x 2.11m) KITCHEN AREA: UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Feature downlight inset spotlights x 3. Kitchen comprises of a range of wall mounted and base level handle-less contemporary kitchen cabinet unit & drawers. Five ring gas hob inset to worktop with glass splashback and stainless steel extractor over and finished with glass trim. One and a half bowl sink unit with mixer tap & drainer. Appliances include integral dishwasher, integral Neff microwave & oven combination, and integral Neff Electric fan assisted oven. Space & plumbing for American style freezer (likely to remain) and tiled flooring laid throughout. Feature dividing breakfast bar with built in storage cupboards to dining area. DINING AREA: 15'6" narrowing to 12'4" x 8'5". UPVC double glazed Bay window to front aspect with corresponding window to side. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout. Built in storage cupboard housing Electricity fusebox.

FIRST FLOOR LANDING

Via carpeted return staircase. Smooth plastered ceiling with ceiling light point and drop down loft hatch with fitted loft ladder. Additional ceiling light point over stairwell. Doors to all rooms.



BEDROOM ONE

18' 5" x 10' 6" narrows to 8'1". Twin UPVC double glazed windows to rear aspect. Smooth plastered ceiling with two ceiling light points. Twin wall mounted double banked panelled radiators. Wall mounted air conditioning unit. Built in wardrobes with sliding mirror fronted doors and carpet laid throughout.

BEDROOM TWO

11' 10" x 9' 7" (3.61m x 2.92m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Wall mounted air conditioning unit. Carpet laid throughout.

BEDROOM THREE

9' 3" x 8' 0" (2.82m x 2.44m) UPVC double glazed window to front aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Wall mounted air conditioning unit. Carpet laid throughout.

THREE PIECE BATHROOM

6' 4" x 8' 6" narrowing to 6'6". Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Suite comprises of a feature panelled bath with wall mounted mixer tap controls and wall mounted thermostatic mixer shower over with handheld hose. Suspended wash basin with vanity unit drawers beneath and mixer tap. Close coupled push flush WC. Ceramic tiles to bath surround and wall mounted heater towel rail. Ceramic tiled flooring laid throughout.

