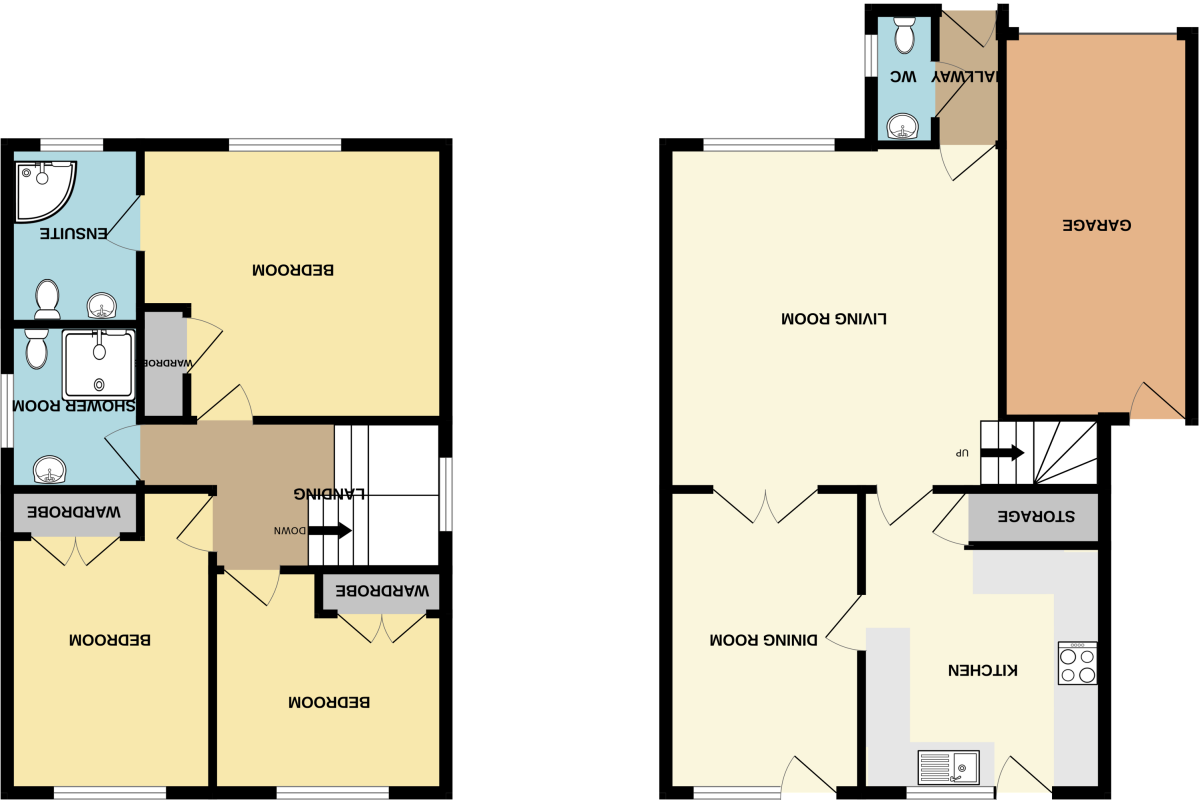


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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: 1261 sq.ft. (117.2 sq.m.) approx.
Made with Metropix 62026



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.





PROPERTY FRONTAGE

Attractive Property with: Driveway; Garage; Lawn; Gated Access to Rear.

ENTRANCE HALLWAY

7' 4" x 3' 0" (2.24m x 0.91m) Tiled Flooring; Radiator; Ceiling Light Fitting. Door to Cloakroom and Living Room.

CLOAKROOM

6' 0" x 2' 9" (1.83m x 0.84m) Two-Piece Suite Comprising of: Mixer Tap to Vanity Basin, WC. Double Glazed Window; Radiator.

LIVING ROOM

15' 5" x 15' 0" (4.70m x 4.57m) Spacious, Light & Bright Living with: Carpeted Flooring; Feature Fireplace; Double Glazed Window to Front; Radiator; Glass Panel Double Doors to Dining Room; Carpeted Stairs to Upper Level.

DINING ROOM

12' 7" x 8' 10" (3.84m x 2.69m) With direct access to the rear garden, this spacious dining room is ideal for entertaining in the coming summer months, socialising to merge indoors and out. Carpeted Flooring; Radiator; Double Glazed Windows and Door to Rear Garden.

KITCHEN

12' 8" x 10' 9" (3.86m x 3.28m) Substantial Fitted Kitchen with: Ample Wall & Base Units to include Display Cabinets; Ambient Under-Cabinet Lighting; Integrated Electric Oven and Hob; Extractor Fan; Space for Washing Machine and Dishwasher; Storage/Pantry; Tiled Flooring; Tiled Splashbacks; Mixer Tap to Sink; Double Glazed Window and Door to Rear Garden.

LANDING

Carpeted Flooring Throughout with: Double Glazed Window; Doors to Bedrooms and Bathroom. Access to Partly Boarded and Insulated Loft.

BEDROOM ONE

13' 8" x 12' 4" (4.17m x 3.76m) Plenty of natural light in this incredibly spacious double bedroom, comprising of: Built-in Robe/Storage Carpeted Flooring; Radiator; Double Glazed Window.

EN-SUITE

8' 0" x 5' 11" (2.44m x 1.80m) Complimenting the spacious master bedroom is its spacious en-suite, comprising of: Three-Piece Suite with Corner Shower Cubicle with Glass Sliding Doors, Hot & Cold Taps to Vanity Basin, WC. Heated Towel Radiator; Double Glazed Window; Fully Tiled Walls and Floor.

BEDROOM TWO

13' 2" x 9' 1" (4.01m x 2.77m) Double Bedroom with: Built-in Robe; Carpeted Flooring; Radiator; Double Glazed Window.

BEDROOM THREE

10' 9" x 10' 0" (3.28m x 3.05m) Double Bedroom with: Carpeted Flooring; Built-in Storage Cupboard; Double Glazed Window; Radiator.

SHOWER ROOM/WET ROOM

7' 0" x 5' 11" (2.13m x 1.80m) Wall-Mounted Electric Shower; WC; Hot & Cold Taps to Basin; Heated Towel Radiator; Double Glazed Window.

REAR GARDEN

Low-Maintenance, Fully-Fenced Rear Garden; Lawn Area; Mature Shrubs, Paved Patio Area for Al-Fresco Dining.

