





GROUND FLOOR

ENTRANCE HALL

Front aspect multi-point locking composite door with decorative opaque double glazed inserts, doors to cloakroom, kitchen, family room and living room, stairs to first floor, radiator, thermostat, consumer unit, laminate flooring, smooth finish ceiling with coving.

CLOAKROOM

Two piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap. Heated chrome towel rail, tiled splashbacks, tiled floor, smooth finish ceiling with inset extractor and downlighter.

KITCHEN

6m x 4.05m (19' 8" x 13' 3") Front aspect upvc double glazed window, side aspect upvc half opaque double glazed door, matching range of eye and base level units incorporating marble effect roll edge work surfaces with inset one and a third bowl composite sink unit and mixer tap. Built in four ring gas hob and fan assisted oven with grill below concealed extractor, plumbing and space for washing machine and dishwasher, space for fridge/freezer. Space for breakfast table and chairs, radiator, tiled splashbacks, laminate flooring, textured ceiling.

LIVING ROOM

6m x 4m (19' 8" x 13' 1") Rear aspect upvc double glazed twin opening doors to terrace with twin matching adjacent upvc double glazed side panels, two radiators, Cable point, squared archway to conservatory, textured and coved ceiling.

CONSERVATORY

3.75m x 2.61m (12' 4" x 8' 7") max. Side and rear aspect upvc double glazed windows, side aspect upvc double glazed twin opening doors to terrace, vaulted poly-carbonate roof, radiator, power points.

FAMILY ROOM

3.32m x 2.3m (10' 11" x 7' 7") Front aspect upvc double glazed window, radiator, door to understairs storage recess, door to garage, laminate flooring, smooth finish ceiling with coving.

GARAGE

5.10m x 2.39m (16' 9" x 7' 10") Front aspect up and over door, side aspect upvc half opaque double glazed door, wall mounted 'Potterton' gas central heating boiler, plumbing and space for washing machine, space for further appliances, power and light.

STUDY/HOME OFFICE

4.40m x 2.22m (14' 5" x 7' 3") Rear aspect upvc double glazed window, side aspect upvc half double glazed door, radiator, Cable feed, smooth finish ceiling.

FIRST FLOOR

LANDING

Doors to all bedrooms and family bathroom, built in airing cupboard housing cylinder tank and slatted shelving, built in double wardrobe with hanging rail and shelf, side aspect upvc double glazed window, access to loft space via hatch, textured ceiling.

BEDROOM ONE

3.70m x 3.14m (12' 2" x 10' 4") Rear aspect upvc double glazed window, built in double wardrobe with hanging rail and shelf, radiator, door to ensuite, smooth finish ceiling with inset downlighters.

ENSUITE

Side aspect upvc opaque double glazed window, three piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap, shower cubicle with bi-folding door and 'Mira' shower. Heated chrome towel rail, tiled walls, tiled floor, shaver point, LED mirror, smooth finish ceiling with inset extractor and downlighters.

BEDROOM TWO

3.48m x 2.69m (11' 5" x 8' 10") Front aspect upvc double glazed window, double wardrobe recess with shelving, radiator, smooth finish ceiling with inset downlighters.

BEDROOM THREE

2.64m x 2.52m (8' 8" x 8' 3") Front aspect upvc double glazed window, double wardrobe recess with shelving, radiator, smooth finish ceiling with inset downlighters.

BEDROOM FOUR

4.2m x 2.22m (13' 9" x 7' 3") Front aspect upvc double glazed window, radiator, smooth finish ceiling with inset downlighters.

BEDROOM FIVE

3.2m x 2.22m (10' 6" x 7' 3") Rear aspect upvc double glazed window, radiator, smooth finish ceiling with inset downlighters.

FAMILY BATHROOM

2.81m x 2.52m (9' 3" x 8' 3") excluding recess. Rear aspect upvc opaque double glazed window, four piece suite comprising cistern enclosed wc, vanity unit inset wash basin with mixer tap, bath with mixer tap incorporating shower attachment, large shower enclosure with bi-folding door and dual head shower. Heated towel rail, mirror fronted bathroom cabinet, tiled walls, tiled floor, extractor, smooth finish ceiling with inset downlighters.

REAR GARDEN

Full width paved terrace extending to pathways to both sides with outside tap and pedestrians gates to front giving access, raised terrace offering space for outdoor table and chairs with brick built retaining wall, raised flower bed and power points. Mainly laid to lawn garden being panel fence enclosed with established trees to rear offering shade, shrub and herbaceous borders, the whole measures approx. 73ft x 38 ft and enjoys a private aspect.

FRONT OF PROPERTY

Generous driveway giving off road parking and access to garage, with adjacent lawned garden and pedestrian gates to both sides.

AGENTS NOTE

Whilst these particulars have been prepared in good faith you should be advised that they in no way form any part of a contract be it verbal or written. Billingham Martin have not tested any appliances or services. All the information included is purely for guidance purposes only. Floorplans are not drawn to scale. Billingham Martin may receive fees from third parties whose services they recommend.

