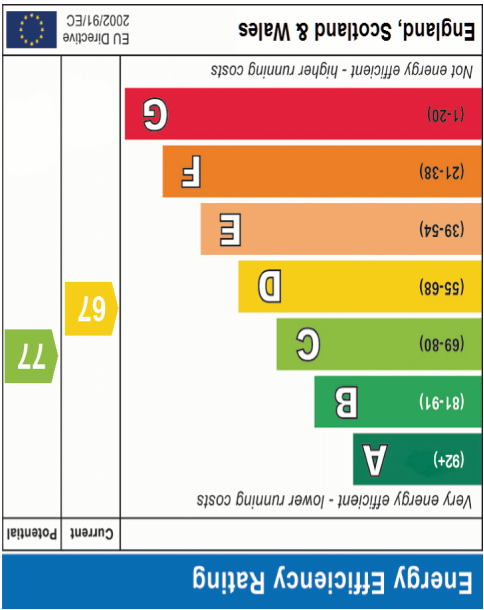


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. 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 : 2074 sq.ft. (192.7 sq.m.) approx.
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APPROACH

Via a drop kerb from roadside to a block paved independent driveway with access to double garage with electric roller door. Canopy entrance to the property via a UPVC double glazed composite security door with obscure UPVC lead light glazed inserts into entrance hall.

ENTRANCE HALL

13' 8" x 6' 2" (4.17m x 1.88m) extending to 11' 4" into staircase recess. Smooth plastered coved ceiling with ceiling light point. Two wall mounted panelled radiators inset to ornate radiator covers. Understairs storage cupboard. Wood laminate flooring laid throughout. Carpeted return staircase with timber balustrade rising to first floor. Door to ground floor WC.

GROUND FLOOR WC

7' 3" into cloaks storage cupboard x 4' 7" (2.21m x 1.40m) Obscure UPVC double glazed window to side aspect. Smooth plastered ceiling with ceiling light point. Wall mounted panelled radiator. Ceramic tiled walls with contrasting mosaic mid border. Suite comprises of a concealed cistern push flush WC, wash basin inset to vanity storage unit with gloss finish and roll edge tops. Built in cloaks storage cupboard. Vinyl flooring laid throughout.

GROUND FLOOR UTILITY LOBBY

6' 10" x 4' 7" (2.08m x 1.40m) Smooth plastered ceiling with ceiling light point. Concealed gas and electric meters with electricity fuseboard. Tiled flooring throughout. Space for free standing appliances. Inner fire door through to garage.

GARAGE

14' 8" narrows to 9' 6" (4.47m x 2.90m) x 18' 1". Electric remote operated roller door from front. UPVC double glazed side window and courtesy door leading to rear side access to garden. Power & lighting connected throughout.

LIVING ROOM

19' 8" x 11' 3" (5.99m x 3.48m) UPVC double glazed patio doors inset to bay with corresponding side windows. Smooth plastered coved ceiling throughout with ceiling rose & ceiling light point. High level UPVC double glazed window to side aspect. Wall mounted double banked panelled radiator. Feature electric flame effect fire inset to limestone fireplace surround. Wood laminate flooring laid throughout. Inner door through to kitchen/family room/diner.

KITCHEN/FAMILY ROOM/DINER

28' 2" x 10' 3" (8.59m x 3.12m) UPVC double glazed bay window to front aspect. UPVC double glazed window to rear overlooking garden. Smooth plastered coved ceiling throughout with three ceiling light points. Wall mounted vertical contemporary panelled radiator to dining area with additional panelled radiator inset to bay. Feature tiled flooring laid throughout. Kitchen area comprises a range of wall mounted and base level kitchen cabinet units & drawers. Feature mosaic tiled splashbacks and rolled edged worktops extending to breakfast bar. Also incorporating a four ring Smeg electric hob, one and a half bowl stainless steel sink unit with mixer tap, split level integral oven & grill, space for freestanding dishwasher, integral fridge/freezer. UPVC double glazed door to side with corresponding window. Gated access to front and passage leading through to garden.

FIRST FLOOR LANDING

Via carpeted return staircase with timber balustrade. Large obscure UPVC window to side aspect. Smooth plastered coved ceiling throughout with ceiling light point. Carpet laid throughout. Built in storage cupboard housing pressurised system Megaflo.

BATHROOM

9' 7" maximum - narrowing to 5' 2" (2.92m x 1.57m) x 6' 11" UPVC obscure double glazed window to side aspect. Smooth plastered ceiling with inset spotlighting with wall vented extractor. Ceramic tiled walls with feature inlaid mid border. Wall mounted chrome towel rail. Panelled bath with enlarged shower area with thermostatic mixer shower over. Bath mixer tap inset to wall with shower hose. Concealed cistern with push flush WC, wash basin & mixer tap inset to rolled edge top with gloss vanity storage unit surround. Electric shaver point. Vinyl flooring laid throughout.

BEDROOM ONE

12' 11" maximum x 10' 10" (3.94m x 3.30m) narrowing to 9' to built in wardrobes. UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Built in wardrobes. Wall mounted panelled radiator. Carpet laid throughout. Archway through to ensuite shower.

ENSUITE

6' 6" x 2' 6" (1.98m x 0.76m) Enclosed shower cubicle via bi-fold shower door with thermostatic mixer shower inset. Ceramic tiled walls. Vinyl flooring. Wash basin with mixer tap inset to vanity storage unit.

BEDROOM TWO

10' 11" x 9' 7" (3.33m x 2.92m) UPVC double glazed window to rear aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Carpet laid throughout.

BEDROOM THREE

12' 11" x 7' 7" (3.94m x 2.31m) UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Built in wardrobe. Additional built in downstairs via louvred door. Carpet laid throughout.

BEDROOM FOUR

11' 0" narrowing to 9' 7" (3.35m x 2.92m) x 7' 5". UPVC double glazed window to front aspect. Coved ceiling with ceiling light point. Wall mounted panelled radiator. Two built in storage cupboards. Wood laminate flooring laid throughout.

Stairs Rising From First Floor Landing to Second Floor Loft Room

LOFT ROOM

15' 8" x 11' 9" (4.78m x 3.58m) Twin Velux double glazed windows to rear aspect. Smooth plastered barrelled ceiling with inset spotlighting. Carpet laid throughout. Door leading through to remainder of loft space providing additional storage.

GARDEN

Approximately 90'. Commencing with an Indian Sandstone landscaped patio area with access to external water tap. Side access to front with additional side access with courtesy door to garage. Feature raised flower beds inset to brick retaining wall and rockery. Railway sleeper edged bed. Stepping stones inset to lawn area with an array of mature established trees, shrubs, bushes. Timber fenced boundaries to all aspects. To the end of the garden there is a hard standing with timber built garden shed and gate leading onto to Fairview Park. Additional metal storage shed.

