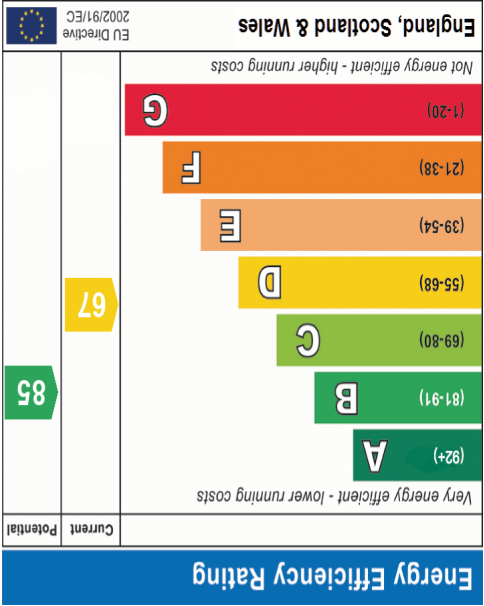


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.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





APPROACH

Property is situated on a corner plot and is approached from the roadside with front paved corner patio. UPVC double glazed multi lock security door into entrance porch.

ENTRANCE PORCH

4' 11" into fitted cupboard x 2' 11" (1.50m x 0.89m) Ceiling light point. Built in storage cupboard via mirror sliding doors. Concealed high level electric fuse box. Intruder alarm. Wood laminate flooring and door opening through to living room.

LIVING ROOM

14' 8" x 14' 8" (4.47m x 4.47m) UPVC double glazed lead light window to front aspect. Coved ceiling with ceiling light point. Feature centred ornate fireplace surround with marble hearth and electric coal effect fire inset. Continuation of wood laminate flooring laid throughout. Carpeted staircase rising to first floor. Inner door with glazed inserts though to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14' 8" x 9' 5" (4.47m x 2.87m) UPVC lead light double glazed window to conservatory with UPVC contemporary double glazed sliding door. Two ceiling light points. Kitchen comprises a range of wall mounted and base level kitchen cabinet units & drawers, with one glass display cabinet. Bevelled brick style tiled splash backs. Rolled edge worktops incorporating a four ring gas hob with stainless steel extractor hood over and integral fan assisted Electric oven beneath. Space & plumbing for washing machine and dishwasher. Range Master sink unit with drainer and flexi mixer tap. Tiled flooring laid throughout. Access to warm air heating boiler, with thermostat & programmer.

VICTORIAN STYLE PITCHED ROOF CONSERVATORY

9' 4" x 13' 8" (2.84m x 4.17m) Pitched roof semi translucent poly carbonite roof. UPVC double glazed windows and patio doors opening to garden. Electric thermostatic controlled under floor heating. Tile flooring throughout.

FIRST FLOOR LANDING

Via carpeted open tread staircase with timber balustrade. UPVC double glazed obscure window to side aspect. Ceiling light point. Access to loft with fitted loft ladder.

BEDROOM ONE

14' 8" into recess reducing to 11' 5" X 8'5" (4.47m x 2.57m). UPVC double glazed lead light window to front aspect. Ceiling light point. Wood laminate flooring laid throughout. Built in storage/airing cupboard.

BEDROOM TWO

9' 5" x 7' 5" (2.87m x 2.26m) plus door recess. UPVC double glazed lead light window to rear aspect. Ceiling light point. Wood laminate flooring.

BEDROOM THREE

8' 5" x 5' 10" (2.57m x 1.78m) UPVC double glazed lead light double glazed window to front aspect. Ceiling light point. Wood laminate flooring laid throughout.

BATHROOM

6' 9" x 5' 5" (2.06m x 1.65m) Obscure UPVC double glazed window to rear aspect. Smooth plastered ceiling with ceiling light point. Contemporary suite comprises a tiled bath surround with antique style wall mounted mixer tap with shower attachment. Wash basin with mixer tap inset to vanity storage unit. Built in concealed cistern push flush WC. Ceramic tiled walls. Quartz tiled flooring throughout.

GARDEN

Approximately 60'. Commences with a paved patio area with corresponding slabs extending to pathway with two lawn areas. Hard standing containing garden shed. Left hand boundary wall of brick constructions with side gate to front access. Access to garage via courtesy door. Outside tap.

GARAGE

17' 11" x 7' 10" (5.46m x 2.39m) Double doors from front & courtesy door from garden. Pitched roof providing overhead storage. Power and lighting connected

