



## Ground Floor

### Entrance Porch

Entrance door, double radiator, storage cloakroom, doors leading to:

### Kitchen/Diner 4.00m (13'1") x 3.67m (12')

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in oven with four electric hobs with extractor hood over, space for fridge/freezer, dishwasher and washing machine, double radiator, coving to textured ceiling, uPVC double glazed window to rear, open plan to lounge, double doors to:

### Conservatory 5.28m (17'4") x 3.15m (10'4")

Surround uPVC double glazed windows, laminate flooring with under floor heating, double doors leading to enclosed garden.

### Hall

Further door allowing access to the property, double radiator, stairs leading to landing, doors to:

### Lounge 5.94m (19'6") x 4.00m (13'1")

UPVC double glazed window to side, two double radiators, TV point, coving to ceiling, coving to textured ceiling.

### Bedroom 3 3.33m (10'11") x 3.19m (10'6")

UPVC double glazed window to side, double radiator, laminate flooring, coving to ceiling, airing cupboard.

### WC

UPVC double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin and low-level WC, tiled surround, radiator.

## First Floor

### Landing

UPVC double glazed window, single radiator, coving to ceiling, walk in storage cupboard, doors leading to:

### Bedroom 1 4.01m (13'2") x 3.18m (10'5") max

UPVC double glazed window to side, single radiator, laminate flooring, TV point, two built in wardrobes with double doors.

### Bedroom 2 3.25m (10'8") x 3.12m (10'3")

UPVC double glazed window to side, single radiator, coving to ceiling.

### Bathroom

Fitted with a five piece suite, comprising a bath, shower enclosure, vanity wash hand basin, bidet and low-level WC, heated towel rail, ceiling lights, uPVC double glazed window to rear.

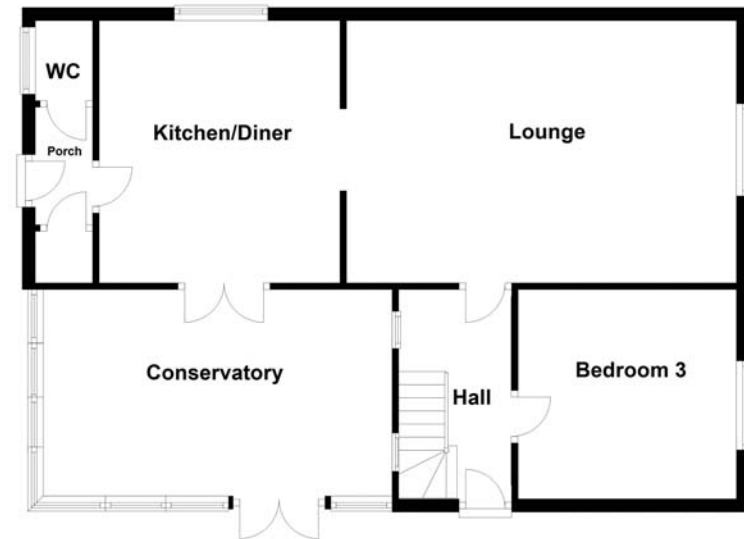
### Outside

Single track farm road leading to gated entrance. The property benefits from extensive parking, enclosed surround garden, mainly laid to lawn, a patio area which further benefits from open farmland views in semi-rural location.

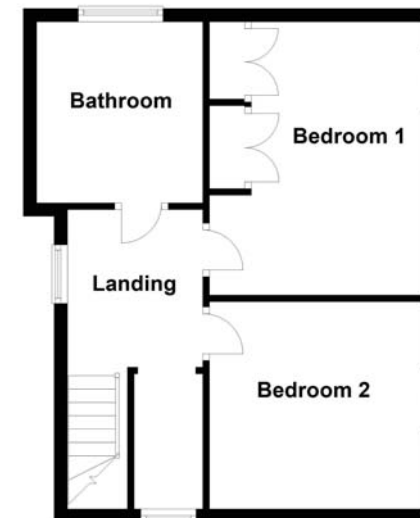
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None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -