



## Ground Floor

### Porch

Entrance door, door leading to hall.

### Hall

Doors leading to:

### Lounge

 4.88m (16')max x 3.71m (12'2")

UPVC double glazed window to front and to side, feature fireplace, TV point, coving to ceiling, single radiator.

### Kitchen

 4.67m (15'4")max x 2.80m (9'2")

Fitted with a matching range of base units and cupboards, sink with mixer tap, built in storage cupboard, single radiator, coving to ceiling, uPVC double glazed window to side, door to pantry, door leading to:

### Utility

 3.15m (10'4") x 2.35m (7'9")

UPVC double glazed window surround, space for fridge, freezer, washing machine and cooker, built in storage cupboard, single radiator, door to rear.

### Bedroom 1

 3.48m (11'5") x 3.34m (11')

UPVC double glazed window to front, single radiator.

### Bedroom 2

 3.17m (10'5") x 3.48m (11'5")

UPVC double glazed window to side, coving to textured ceiling, single radiator, built in wardrobe with sliding doors.

### Bathroom

Fitted with a three piece suite, comprising a bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, single radiator, uPVC frosted double glazed window to rear.

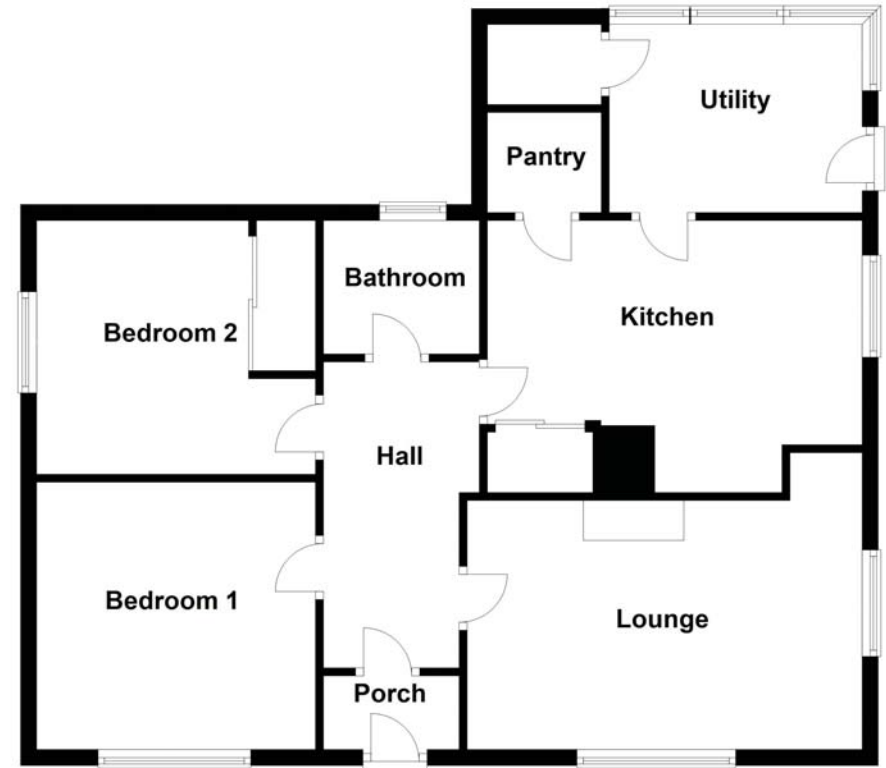
### Outside

The front of the property offers a paved driveway allowing for ample off road parking with gravel to side, access to an up and over garage, a mixture of shrubs and bushes to border, paved path leading to the front entrance door. Enclosed rear garden, mainly laid to lawn with a patio area, mixture of shrubs and bushes to border.

Draft details only may be subject to amendment  
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 -

Floorplan



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