





## Ground Floor

### Hallway

Entrance door, double glazed window to front, two single radiators, access to storage cupboard, doors to:

**Lounge** 4.48m (14'8")max x 3.78m (12'5") max

Double glazed window to front and side, feature gas fireplace, two single radiators, TV point, open plan to:

**Dining Room** 3.00m (9'10") x 2.73m (8'11")

Double glazed window to front, single radiator.

**Kitchen** 3.19m (10'6") x 3.00m (9'10")

Fitted with a matching range of base units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in oven, four ring hobs with extractor hood over, single radiator, double glazed window to side.

**Utility** 2.22m (7'3") x 1.85m (6'1")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for washing machine and tumble dryer, single radiator, double doors to storage cupboard, door to side.

### Shower Room

Fitted with a three piece suite comprising shower enclosure, in unit wash hand basin and low-level WC, tiled surround, frosted double glazed window to side.

**Bedroom 1** 3.96m (13')max x 3.15m (10'4")

Double glazed window to rear, single radiator, built-in wardrobes.

**Bedroom 2** 2.82m (9'3")max x 3.66m (12')

Double glazed window to rear, built in wardrobe, single radiator.

**Bedroom 3** 2.74m (9') max x 2.13m (7')

Double glazed window to side, single radiator.

### WC

Fitted with a two piece suite comprising, a wash hand basin and low-level WC, tiled splashbacks, frosted double glazed window to rear.

**Conservatory** 3.66m (12') x 2.47m (8'1")

Double glazed window surround, double doors leading to rear.

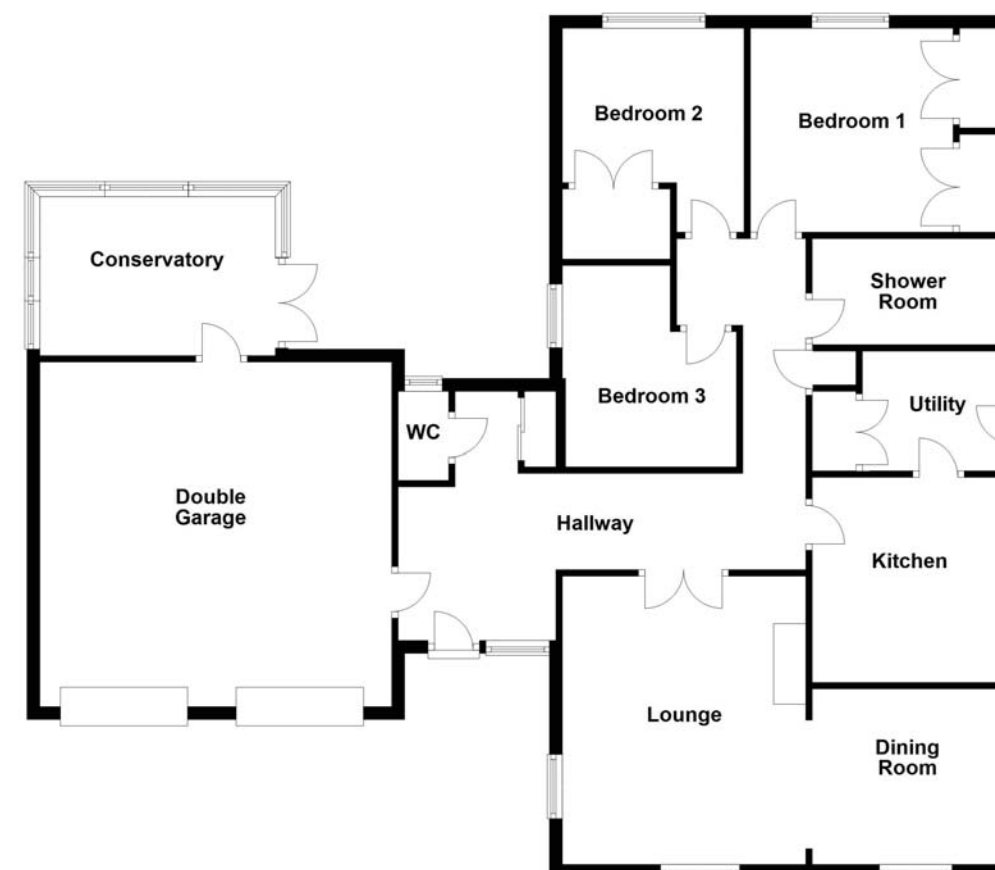
### Outside

The front of the property is mainly laid to lawn with a concrete driveway leading to a double garage. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external light.

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 -