



## Ground Floor

### Hall

Entrance door, single radiator, stairs leading to landing, door to:

**Lounge** 3.86m (12'8") max x 3.61m (11'10")max

Feature gas fireplace, telephone and TV point, single radiator, coving to ceiling, uPVC double glazed window to front.

**Kitchen/Diner** 5.74m (18'10")max x 3.38m (11'1")max

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 electric oven, four ring gas hob, extractor hood, space for slimline dishwasher, single radiator, telephone point, coving to ceiling, door to:

**Utility** 2.60m (8'6") x 2.04m (6'8")

Sink with mixer tap, space for fridge, washing machine and tumble dryer, coving to ceiling, open plan, door to conservatory.

### WC

Fitted with a two piece suite comprising a low-level WC, pedestal wash hand basin, coving to ceiling.

### Conservatory

UPVC double glazed window surround, uPVC double glazed double door to rear, further door leading to the side of the property.

## First Floor

### Landing

Access to loft, coving to ceiling, doors to:

**Bedroom 1** 3.71m (12'2")max x 3.81m (12'6")max

UPVC double glazed window to front, coving to ceiling, built-in storage cupboards, access to airing cupboard, single radiator.

**Bedroom 2** 3.81m (12'6")max x 2.66m (8'9")max

UPVC double glazed window to rear, coving to ceiling, door to:

**Bedroom 3** 2.62m (8'7") x 2.40m (7'11")

UPVC double glazed window to front, single radiator, built-in cupboard via double doors.

### Bathroom

Fitted with a three piece suite comprising a bath with shower attachment and screen, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to side and rear.

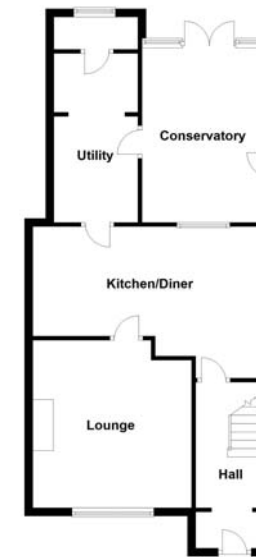
### Outside

The front of the property is mainly laid to lawn with a mixture of shrubs and bushes to border, paved driveway to the side allowing for ample off road parking, gate leading to enclosed garden. Enclosed garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border.

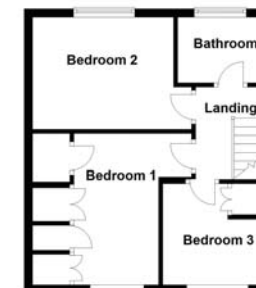
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None of the statements/measurements in these particulars should be relied on as representations of fact.  
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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