



## Ground Floor

### Reception Hallway 3.75m (12'3") x 2.60m (8'6")

Entrance door, uPVC double glazed window to side, coving to ceiling, door to:

### Inner Hallway

Open plan to kitchen, doors to:

### Kitchen 3.08m (10'1") x 2.58m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge, washing machine and cooker, single radiator, access to gas boiler, uPVC double glazed window to rear, door to enclosed garden.

### Lounge 4.87m (16') x 3.50m (11'6")

UPVC double glazed window to front, feature gas fireplace, telephone and TV point, coving to ceiling.

### Bedroom 1 4.28m (14'1") x 3.20m (10'6")

UPVC double glazed window to rear, single radiator, telephone point, coving to ceiling.

### Bedroom 2 3.32m (10'11") x 3.00m (9'10")

UPVC double glazed window to rear, laminate flooring, coving to ceiling.

### Shower Room

Fitted with three piece suite comprising shower area, pedestal wash hand basin, low-level WC and heated towel rail tiled splashbacks, uPVC frosted double glazed window to side, door.

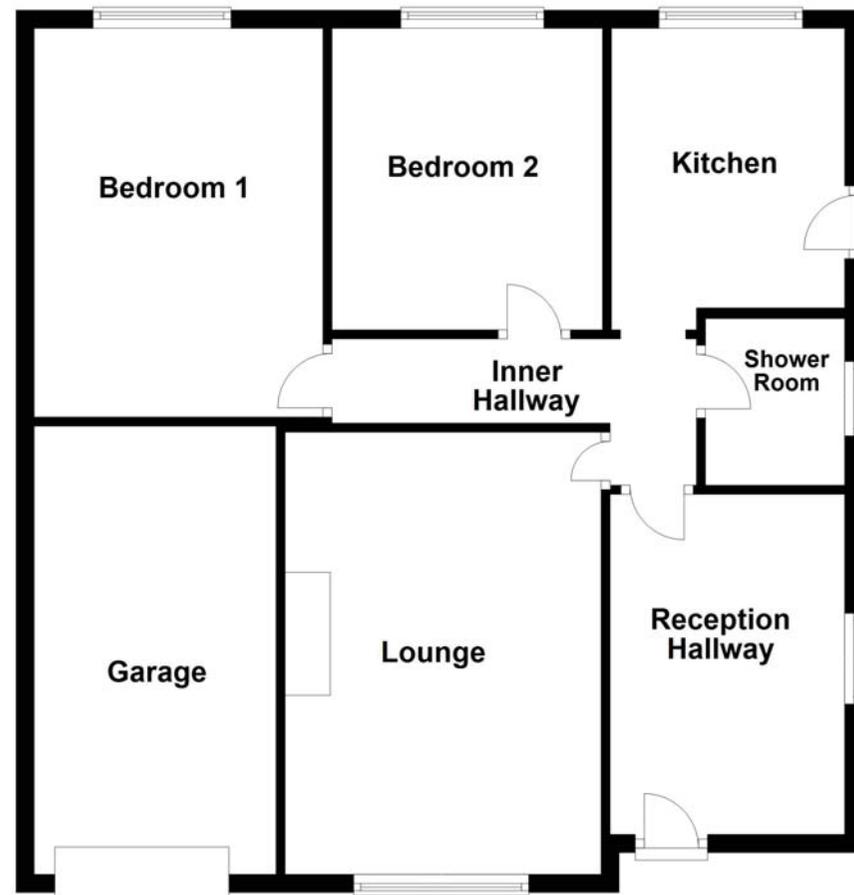
### Outside

The front of the property is mainly gravelled allowing for ample off road parking with access to an up and over garage, pathway leading to rear garden. Enclosed garden, mainly laid to lawn with a patio area, a mixture of mature trees, shrubs and bushes to border, external tap and lighting.

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 -