

Ground Floor

Entrance Hall

PVCu double glazed entrance door, airing/storage cupboard, two radiators, coving to textured ceiling, access to loft space with gas boiler, doors to:

Sitting Room 6.46m (21'2") x 3.79m (12'5")

Two PVCu double glazed windows to rear, feature fireplace, TV point, three wall light points, coving to textured ceiling, PVCu double glazed double doors to conservatory and opening to Dining Room.

Conservatory (22'3 x 13'8)

Half brick and PVCu double glazed construction with PVCu double glazed windows overlooking the rear garden, radiator, ceramic tiled floor, PVCu double glazed double doors to Dining Room, PVCu double glazed door leading to garden.

Dining Room 3.61m (11'10") x 3.05m (10'6")

Two PVCu double glazed window to side, radiator, coving to textured ceiling, open plan to:

Kitchen/Breakfast Room 4.62m (15'2") x 3.05m (10'6")

Re-fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1½ bowl sink unit with single drainer and mixer tap, built-in fridge and dishwasher, built-in double oven with four ring electric hobs, extractor hood, PVCu double glazed window to front, radiator, coving to textured ceiling, ceiling spotlights, door to Utility Room.

Master Bedroom 4.11m (13'6") max x 4.27m (14'0") max

PVCu double glazed bay window to front, two built-in double wardrobes, TV point, coving to textured ceiling, door to:

En-suite Shower Room (8'9 x 5'5)

Re-fitted with a three piece suite comprising a shower enclosure, wash hand basin with cupboards under, low-level WC and extractor fan, shaver point, tiled splashbacks, heated towel rail, PVCu frosted double glazed window, coving to textured ceiling.

Bedroom 2 4.27m (14') x 2.66m (8'9")

PVCu double glazed window to rear, built-in double wardrobe, radiator, coving to textured ceiling..

Bedroom 3 4.28m (14') x 2.66m (8'9")

PVCu double glazed window to rear, built-in double wardrobe, radiator, coving to textured ceiling.

Family Bathroom

Re-fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin with cupboards under, low-level WC, extractor fan, , radiator, ceiling spotlights, PVCu frosted double glazed window.

Utility Room

Re-fitted with a matching range of base and eye level units, sink unit with mixer tap, space for fridge/freezer, washing machine and tumble drier, built-in storage cupboard, radiator, coving to textured ceiling, PVCu double glazed door to rear.

WC

PVCu frosted double glazed window, fitted with a two piece suite comprising, wash hand basin and low-level WC, heated towel rail.

Office/Bedroom 4 4.88m (16'8") x 2.42m (7'11")

PVCu double glazed window to front, two built-in storage cupboards, radiator, wooden laminate floor, door to garage.

Outside

The property is accessed via a long gravelled driveway providing ample parking leading to a up and over garage. The enclosed rear garden is mainly laid to lawn with a patio area, outside lighting, side garden area which is mainly gravelled and provides storage area.

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.

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Floorplan



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