



## Ground Floor

### Hall

Entrance door, single radiator, telephone point, stairs leading to landing, uPVC double glazed window to front, doors to:

**Kitchen** 2.77m (9'1") x 2.64m (8'8")

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 and microwave, four ring induction hob with extractor hood over, tiled flooring.

**Lounge** 4.68m (15'4")max x 3.53m (11'7") max

Feature open fireplace, TV point, coving to ceiling, built-in storage cupboard, open plan to:

### Conservatory

UPVC double glazed window surround, tiled flooring, uPVC double glazed double doors to rear garden.

## First Floor

### Landing

Access to loft, built-in storage cupboard with gas boiler, doors to:

**Bedroom 1** 4.68m (15'4")max x 2.64m (8'6")max

UPVC double glazed window to front, single radiator, TV point, built-in storage cupboard.

**Bedroom 2** 2.92m (9'7")max x 2.77m (9'1")max

UPVC double glazed window to rear, single radiator, built-in storage cupboard.

### Bathroom

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

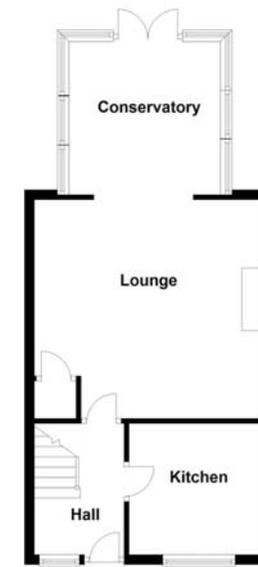
### Outside

The front of the property is mainly laid to lawn with a pathway leading to front entrance door. Enclosed courtyard garden, mainly laid to gravel with a patio area and a mixture of shrubs and bushes to border. Off road parking and garage to rear, access to garage via an electric door with power and lighting.

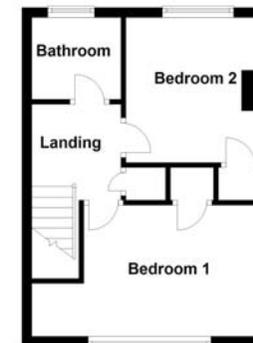
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Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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