



## Ground Floor

### Hall

Entrance door, storage cupboard, single radiator, access to storage cupboard, stairs leading to landing, door to garage, further doors to:

**Kitchen** 4.00m (13'1") x 2.61m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, sink, space for fridge, freezer, washing machine and cooker, uPVC double glazed window to front.

**Lounge/Diner** 6.28m (20'7") x 3.17m (10'5")

Feature gas fireplace, single radiator, TV point, coving to ceiling, uPVC double glazed window to rear, uPVC double glazed double doors to enclosed garden.

## First Floor

### Landing

Access to loft, doors to:

**Bedroom 1** 3.43m (11'3") x 3.24m (10'8")

UPVC double glazed window to rear, single radiator.

**Bedroom 2** 3.24m (10'8") x 2.75m (9')

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

**Bedroom 3** 3.63m (11'11") x 2.12m (7')

UPVC double glazed window to front, single radiator.

### Bathroom

Fitted with a three piece suite comprising a bath with shower over and screen, pedestal wash hand basin and low-level WC, heated towel rail, tiled splashbacks, built-in storage cupboard, uPVC double glazed window to front.

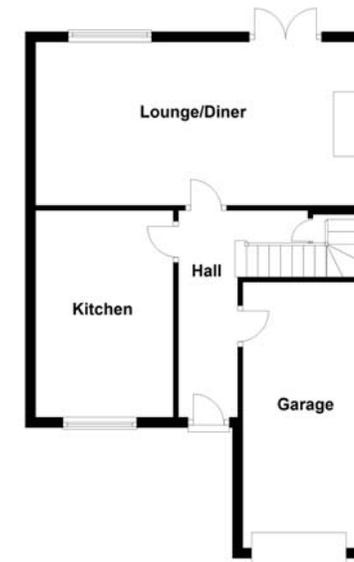
### Outside

The front of the property is mainly laid to lawn with a driveway leading to an up and over garage housing a gas boiler, power and lighting. Enclosed garden, mainly laid to lawn with a patio area and field views to the rear.

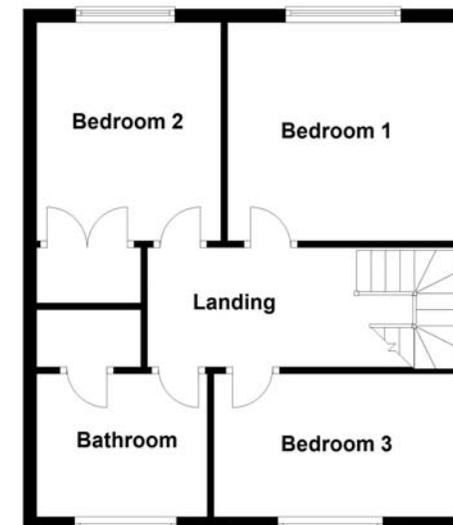
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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