



## Ground Floor

### Hall

Entrance door, single Radiator, stairs leading to landing, doors to:

**Sitting Room** 4.06m (13'4") max x 2.43m (8')max  
UPVC bay window to front, open fireplace, coving to ceiling.

**Lounge** 3.70m (12'2")max x 3.53m (12'1")max  
Feature electric fireplace, telephone and TV point, built-in storage cupboard, uPVC double glazed window to rear, door to:

### Inner hallway

Built-in storage cupboard, door leading to side of property, open plan to:

**Kitchen** 5.35m (17'6") x 2.13m (7')  
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 electric hobs with extractor hood over, space for fridge, dishwasher, washing machine and tumble dryer, two uPVC double glazed windows to side, door to:

### Bathroom

Fitted with a three piece suite comprising a walk-in bath with shower over, vanity wash hand basin and low-level WC, uPVC frosted double glazed window to rear.

## First Floor

### Landing

Access to loft, doors to:

**Bedroom 1** 4.15m (13'8")max x 3.40m (11'2")max  
UPVC double glazed window to front, feature fireplace, built-in storage cupboard, single radiator, door to:

**Bedroom 2** 3.31m (10'10")max x 3.04m (10')max  
UPVC double glazed window to rear, fireplace, single radiator, built-in wardrobe.

**Bedroom 3** 3.34m (11')max x 2.16m (7'1")max  
UPVC double glazed window to rear, built-in storage cupboard, single radiator.

### WC

Low-level WC.

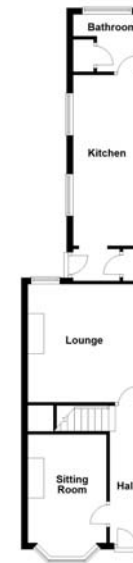
### Outside

The front of the property is mainly laid to decorative gravel with pathway leading to front entrance door. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external tap and lighting, access to storage shed.

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 -