



## Ground Floor

### Hall

Entrance door, single radiator, stairs leading to landing, open plan to kitchen/diner, double doors to:

### Lounge

4.28m (14') x 3.63m (11'11") max  
UPVC double glazed window to front and side, single radiator, laminate flooring, telephone and TV point, ceiling lights, door to:

### Study

3.63m (11'11") max x 3.02m (9'11")  
UPVC double glazed bay window to front, single radiator, laminate flooring, ceiling lights.

### Kitchen/Diner

7.40m (24'3") max x 2.71m (8'11") max  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, built-in electric double oven, four ring gas hob with extractor hood, built-in freezer and dishwasher, space for fridge and washing machine, tiled flooring, ceiling lights, uPVC double glazed window to side, uPVC double glazed double doors to conservatory, further door to:

### Conservatory

5.79m (19') max x 3.02m (9'11")  
UPVC double glazed window surround, two single radiators, tiled flooring, TV point, double doors leading to rear.

### Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, tiled surround, extractor fan, single radiator, ceiling lights, tiled surround, uPVC frosted double glazed window to side.

## First Floor

### Landing

Built-in storage cupboard, doors to:

### Bedroom 1

3.66m (12') x 3.49m (11'5")  
UPVC double glazed window to front, built-in wardrobes, single radiator, ceiling lights.

### Bedroom 2

4.04m (13'3") x 2.71m (8'11")  
UPVC double glazed window to rear, single radiator, ceiling lights.

### Shower Room

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low level WC, tiled surround, tiled flooring, skylight.

### Outside

The front of the property is mainly laid to gravel allowing for ample off road parking, driveway leading to an up and over garage, side gate. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of mature shrubs and bushes to border.

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 -