



## Ground Floor

### Entrance Hall

UPVC double glazed window to side, entrance door to:

### Inner Hallway

UPVC double glazed window to front, stairs leading to landing, doors to:

**Kitchen** 3.98m (13'1") x 3.77m (12'5")

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 double oven, four ring electric hob with extractor hood over, built-in fridge, freezer and dishwasher, two skylights, vaulted ceiling, tiled flooring, TV point, uPVC double glazed window to side, door to:

**Utility** 1.66m (5'5") x 1.35m (4'5")

Fitted with a with worktop over, sink with mixer tap, space for washing machine, access to gas boiler, tiled flooring, coving to ceiling, door to side of property.

**Family Room** 3.68m (12'1") x 2.59m (8'6")

Single radiator, TV point, coving to ceiling, sliding door to rear garden.

**Music Room** 2.13m (7') x 2.59m (8'6")

Two uPVC double glazed windows to rear, telephone point, coving to ceiling, single radiator.

**Living Room** 5.39m (17'8") x 3.61m (11'10")

Feature gas fireplace, two single radiators, telephone and TV point, coving to ceiling, two uPVC double glazed windows to front, sliding doors to:

### Conservatory

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

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks.

## First Floor

### Landing

UPVC double glazed window to side, access to loft, doors to:

**Master Bedroom** 3.68m (12'1") x 3.53m (11'7")

UPVC double glazed window to rear, TV point, coving to ceiling, single radiator, built in wardrobes, door to:

### En-suite

Fitted with a three piece suite comprising a separate shower, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, shaver point, built-in storage, uPVC frosted double glazed window to side.

**Bedroom 2** 3.26m (10'8") x 3.01m (9'10")

UPVC double glazed window to rear, sliding door to wardrobe, single radiator, coving to ceiling.

**Bedroom 3** 3.61m (11'10") x 2.03m (6'8")

UPVC double glazed window to side, single radiator, telephone point, coving to ceiling.

**Bedroom 4** 2.29m (7'6") x 2.11m (6'11")

Two uPVC double glazed windows to side, single radiator, coving to ceiling.

### Bathroom

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

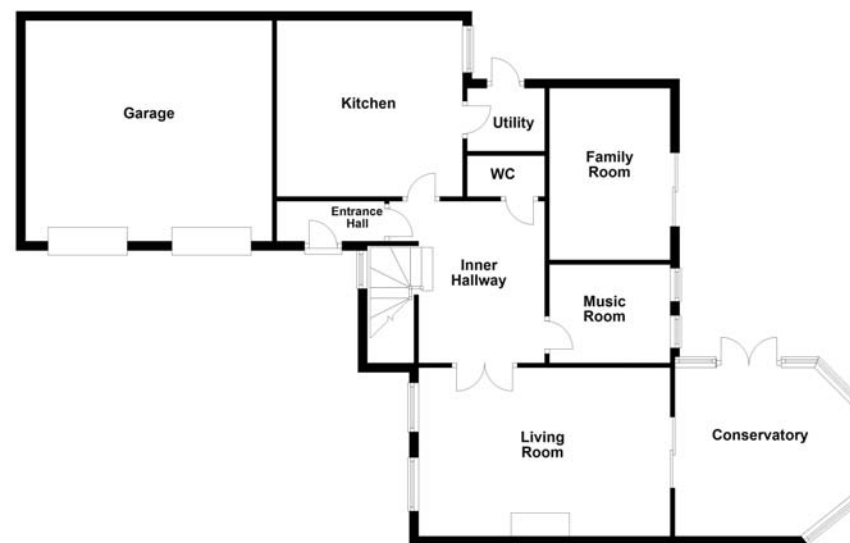
### Outside

The front of the property is mainly laid to paved allowing for ample off road parking, access to double garage via two electric doors. Rear garden, mainly laid to lawn with a patio area, external tap and lighting.

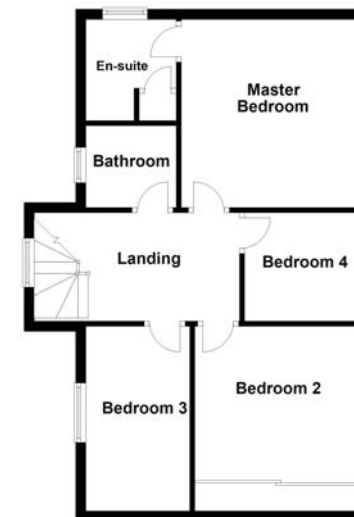
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Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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