



## Ground Floor

### Hall

Entrance door, single and double radiator, access to storage cupboard, doors to:

### Kitchen 5.88m (19'4") x 2.90m (9'6")

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 gas hob with extractor hood over, built-in fridge, freezer and dishwasher, space for washing machine, tiled flooring, uPVC double glazed window to front and rear, Storage cupboard with access to gas boiler, door to:

### Lounge 4.96m (16'3") x 3.75m (12'4")

Two uPVC double glazed windows to rear, single radiator, telephone and TV point, coving to ceiling, uPVC double glazed double door to rear garden.

### Bedroom 1 4.78m (15'7")max x 3.52m (11'7")max

Fitted with a matching range of bed furniture, access to loft, single radiator, coving to ceiling, uPVC double glazed window to front.

### En-suite

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail, ceiling lighting, extractor fan, uPVC frosted double glazed window to side.

### Bedroom 2 3.17m (10'5") x 3.03m (9'11")

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

### Bedroom 3 3.43m (11'3")max x 2.68m (8'10") max

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

### Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, heated towel rail, ceiling lighting, uPVC frosted double glazed window to side.

### Outside

The front of the property is mainly laid to paved with a access to a garage via an up and over door allowing for off road parking. Rear garden, mainly laid to lawn with a patio area, a mixture of 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 -

Floorplan



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