



## Ground Floor

### Porch

Entrance door, doors to:

### Breakfast Room 3.81m (12'6") x 3.09m (10'2")

UPVC double glazed window to front and side, built-in storage cupboard, single radiator, TV point, coving to ceiling, open plan to:

### Kitchen 3.09m (10'2") x 2.93m (9'8")

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, integrated under-unit lighting, integrated dishwasher, built-in electric double oven, built-in four ring gas hob with extractor hood, space for fridge, TV point with recessed ceiling spotlights with ceiling fan, uPVC double glazed window to side.

### Lounge/Diner 7.44m (24'5") x 3.18m (10'5")

UPVC double glazed window to front, two radiators, telephone and TV aerial point(s), coving to ceiling, built-in storage cupboard, door to:

### Hall

Single radiator, coving to ceiling with recessed ceiling spotlights, access to loft, doors to:

### Master Bedroom 5.81m (19'1") x 3.18m (10'5")

Built-in storage cupboard, radiator, coving to ceiling with recessed ceiling spotlights ceiling fan with light, door to:

### Conservatory

UPVC double glazed surround, tiled flooring, door leading to rear garden.

### Bedroom 2 4.22m (13'10") max x 3.09m (10'2")

UPVC double glazed window to rear, radiator, TV point, coving to ceiling with ceiling fan and light, built-in wardrobe.

### Bedroom 3 2.97m (9'9") x 2.12m (7')

UPVC double glazed window to side, single radiator, coving to textured ceiling, access to loft.

### Bathroom

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

### WC

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

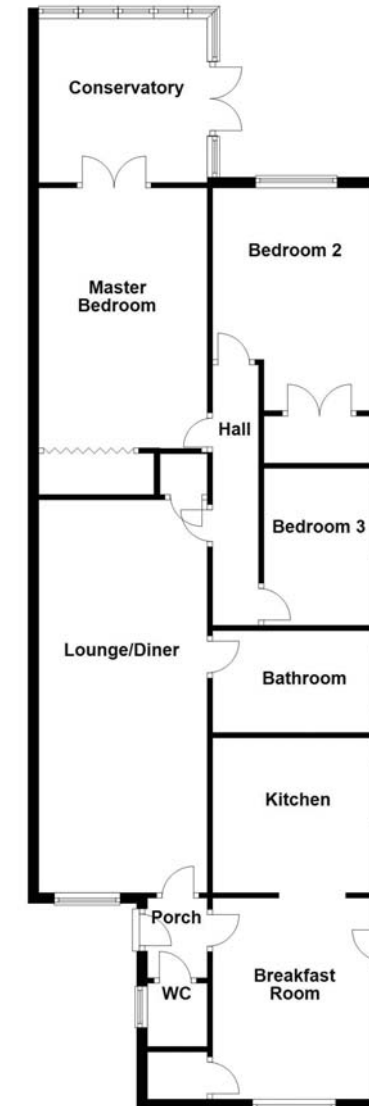
### Outside

The front of the property is mainly laid to gravel allowing for off road parking, pathway leading to front entrance door, side gate to rear garden. Low maintenance rear garden, mainly laid to decorative gravel with a patio area, external lighting.

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 -