



## Ground Floor

### Hallway

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

**Lounge** 4.28m (14')max x 3.96m (13') max

Feature open fireplace, single radiator, wooden flooring, TV point, uPVC sash window to front.

**Dining Room** 4.28m (14') max x 3.96m (13') max

Feature open fireplace, TV point, single radiator, uPVC sash window to front.

**Kitchen/Breakfast Room** 4.80m (15'9") x 4.28m (14')

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 hob with extractor hood over, space for fridge, dishwasher and washing machine, single radiator, window to rear, door to rear, further door to:

**Office** 2.51m (8'3") x 1.83m (6')

Window to rear, single radiator.

### Bathroom

Fitted with a four piece suite comprising bath, shower enclosure, vanity wash hand basin and low-level WC, tiled splashbacks, heated towel rail, tiled flooring, frosted uPVC double glazed window to side.

## First Floor

### Landing

Built-in airing cupboard with access to gas boiler, doors to:

**Bedroom 1** 4.25m (13'11")max x 3.96m (13') max

UPVC sash window to front, single radiator.

**Bedroom 2** 4.23m (13'11")max x 3.96m (13')max

UPVC Sash window to front, built-in wardrobe, single radiator, TV point, door to:

**Bedroom 3** 4.23m (13'11") x 3.81m (12'6")

Window to rear, single radiator, door to:

### Shower Room

Fitted with a three piece suite comprising a shower enclosure, low-level WC and vanity wash hand basin, heated towel rail tiled splashbacks, tiled flooring, uPVC double glazed window to rear.

### WC

Fitted with a two piece suite comprising a low level WC and vanity wash hand basin, window to side, door.

### Outside

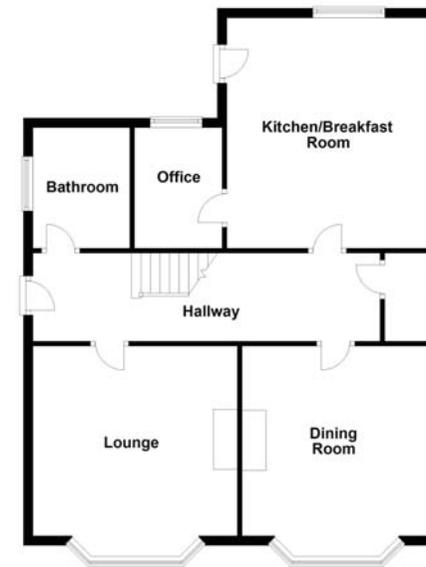
The front of the property is enclosed via a dwarf wall with decorative gravel to the front, driveway to the side of the property leading to the rear of the property allowing for ample of road parking. Rear courtyard garden with access to outside storage. Further barn to the rear of the property **5.89m (19'4") x 4.57m (15')** access via bi-fold doors, tiled flooring, walk-in storage, built-in sink, stairs leading to upstairs with double glazed windows.

Draft details only may be subject to amendment

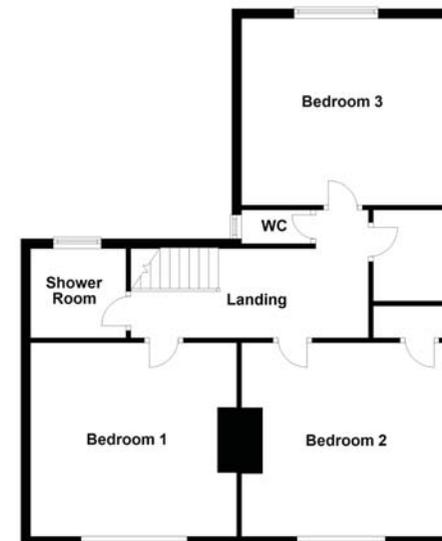
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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