



## Ground Floor

### Entrance Hall

Entrance door, door to storage cupboard, uPVC double glazed window to front, door to:

**Lounge** 5.27m (17'3") x 3.52m (11'7")

Feature fireplace, single radiator, TV point, door to:

### Hall

Doors to:

**Kitchen** 2.92m (9'7") x 2.59m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, built-in four ring gas hob, extractor hood over, uPVC double glazed window to rear, door to rear garden.

**Bedroom 1** 3.86m (12'8") x 3.09m (10'2")

UPVC double glazed window to rear, single radiator.

**Bedroom 2** 3.00m (9'10") x 2.92m (9'7")

UPVC double glazed window to rear, single radiator.

**Bedroom 3** 2.91m (9'7") x 2.51m (8'3")

UPVC double glazed window to side, single radiator.

### Bathroom

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

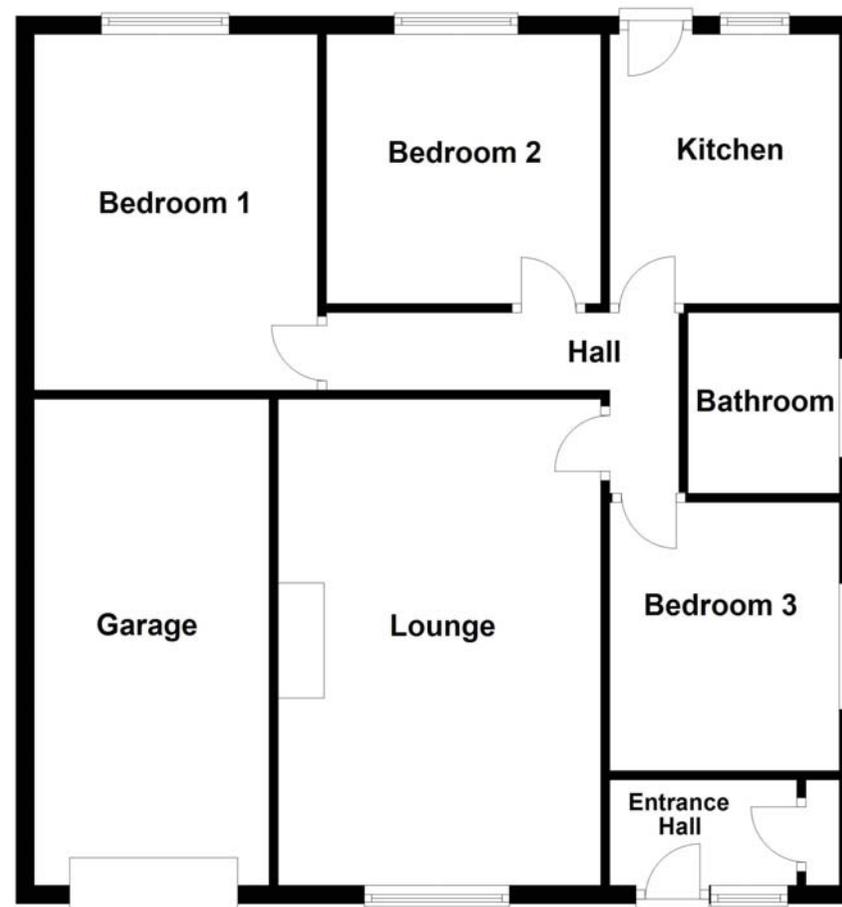
### Outside

The front of the property is mainly laid to lawn with a border of shrubs and bushes, driveway to the side leading to integrated garage via an up and over door, side gate to rear. Rear garden, mainly laid to lawn with a patio area, gravelled area to the side and pathway leading to front entrance door.

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 -