



This lovely three/four bedroomed house is situated in a popular village location and offers flexible accommodation. Features include a bright lounge, fitted kitchen/dining/family room, utility room, en suite bathroom to bedroom one, bedroom three currently configured into two bedrooms (could be converted back), stylish shower room, sunny west facing rear garden plus carport and further parking.



- Popular Village Location
- Lounge 14'1 x 10'6<17'9
- Fitted Kitchen/Dining/Family Room 28'2 x 10'6
- Utility Room 7'2 x 7'2
- Bedroom One 12' x 10'5 With En Suite Bathroom
- Bedroom Two 10'5 x 10'
- Bedroom Three/Four 9'4 x 8'11 and 8'1 x 5'2
- Stylish Shower room
- Sunny West Facing Rear Garden Approx 30'
- Carport Plus Further Parking

## ENTRANCE HALL

Coved and smooth plastered ceiling, access to first floor, large built-in cupboard, radiator, power points, LVT flooring.

## GROUND FLOOR CLOAKROOM

Smooth plastered ceiling, suite comprising vanity unit with inset wash hand basin and low flush toilet, LVT flooring.

## KITCHEN/DINING/FAMILY ROOM

28'2 x 10'6 (8.53m'0.61m x 3.05m'1.83m)

Double glazed window to front, double glazed French doors with matching side windows lead to rear garden, smooth plastered ceiling with inset spotlights, range of base and eye level units with contrasting work surfaces, inset single drainer sink unit, integrated oven, hob and canopy with extractor, space for fridge/freezer and dishwasher, two radiators, power points, LVT flooring.

## UTILITY ROOM

7'2 x 7'2 (2.13m'0.61m x 2.13m'0.61m)

Half double glazed door leads to rear garden, smooth plastered ceiling, work surface with cupboards beneath and inset single drainer sink unit, space for washing machine and tumble dryer, wall mounted gas central heating boiler, partly tiled walls, power points, LVT flooring.

## FIRST FLOOR LANDING

Smooth plastered ceiling, access to second floor, power points, fitted carpet.

## LOUNGE

14'1 x 10'6<17'9 (4.27m'0.30m x 3.05m'1.83m<5.18m'2.74m)

Two double glazed windows to front, coved and smooth plastered ceiling, two radiators, power points, LVT flooring.



## BEDROOM TWO

10'5 x 10' (3.05m'1.52m x 3.05m')

Double glazed window to rear, smooth plastered ceiling, radiator, power points, LVT flooring.

## SHOWER ROOM

Opaque double glazed window to rear, smooth plastered ceiling with inset spotlights, extractor fan, suite comprising large shower cubicle, vanity unit with inset wash hand basin and low flush toilet, heated towel rail, tiled floor.

## SECOND FLOOR LANDING

Smooth plastered ceiling, access to loft space, built-in airing cupboard, radiator, power points, fitted carpet.

## BEDROOM ONE

12' x 10'5 (3.66m' x 3.05m'1.52m)

Double glazed window to rear, coved and smooth plastered ceiling, radiator, power points, fitted carpet.

## EN SUITE BATHROOM

Opaque double glazed window to rear, smooth



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plastered ceiling with inset spotlights, extractor fan, suite comprising jacuzzi bath, vanity unit with inset wash hand basin and low flush toilet, tiled walls, heated towel rail, tiled floor.

### **BEDROOM THREE/FOUR**

9'4 x 8'11 plus 8'1 x 5'2 (2.74m'1.22m x 2.44m'3.35m plus 2.44m'0.30m x 1.52m)

Currently configured as two bedrooms rooms but can easily be converted back if required. Two double glazed windows to front, smooth plastered ceiling, built-in cupboard, radiator, power points, fitted carpet.

### **SUNNY WEST FACING REAR GARDEN**

in excess of 30' (in excess of 9.14m')

Large patio area, remainder laid with artificial lawn, timber shed, outside tap, outside power points.

### **CARPORT**

In bay at rear.

### **FRONT GARDEN**

Laid with decorative slate. Brick paved area at front providing potential for parking.

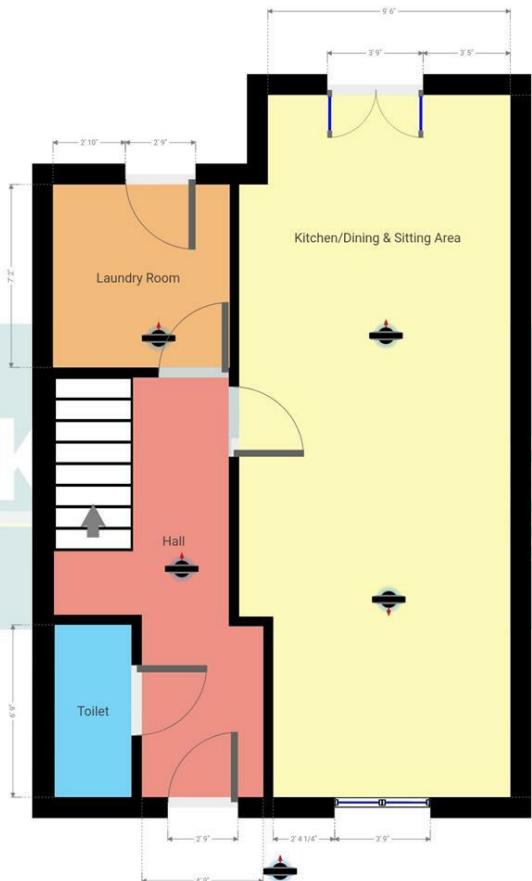




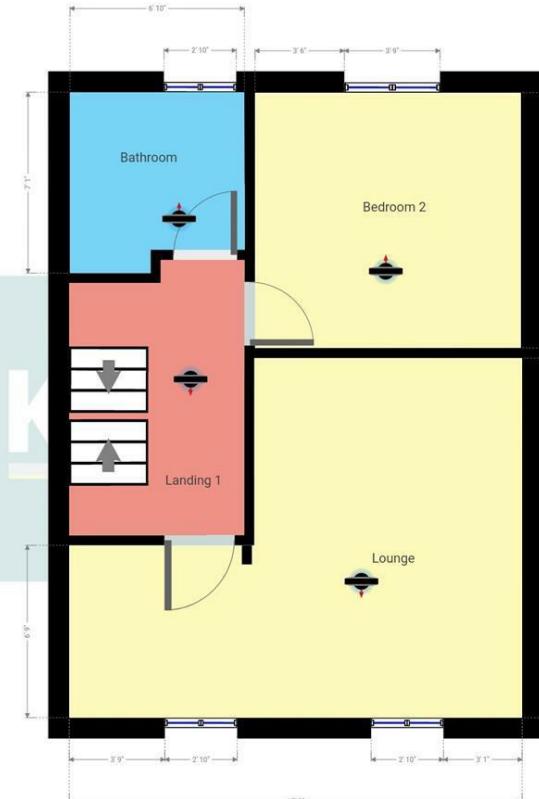




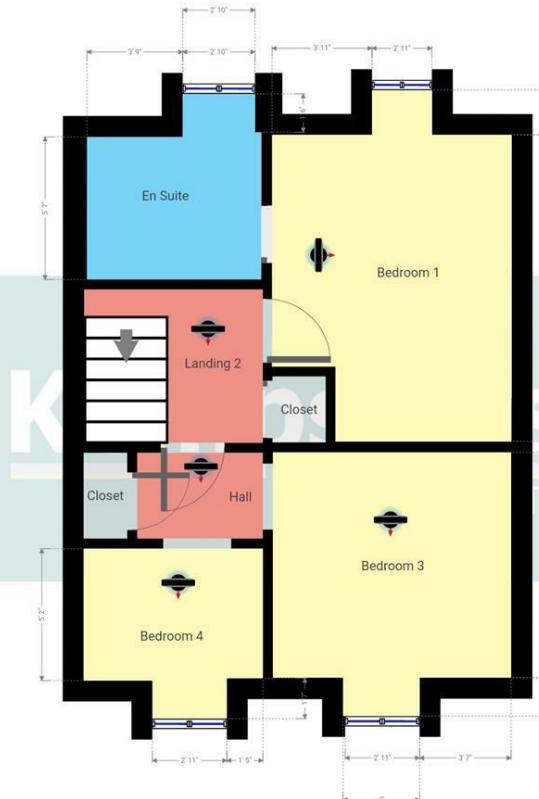




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No appliances or main services have been checked

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current		Current
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
B2 (plus) A	88	B2 (plus) A	
B1-91) B	76	B1-91) B	
B2-40) C		B2-40) C	
B3-48) D		B3-48) D	
B3-54) E		B3-54) E	
B1-59) F		B1-59) F	
B1-89) G		B1-89) G	
All energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	