



**Front Entrance**

Into:

**Porch**

Door into main hall, and door leading to annexe / office space

**Hall**

Staircase to first floor, power points, radiator

**Dining Room**

14'9" x 12'5" (4.5 x 3.80)

Double glazed window to front aspect with far reaching views, power points, radiator

**Living Room**

14'9" x 11'5" (4.5 x 3.50)

Double glazed window to front aspect with far reaching views, power points, radiator, space for log-burning stove, opens into:

**Kitchen**

13'1" x 11'5" (4.00 x 3.50)

Wall and base units, inset sink, space for dinner table and chairs, spaces for white goods, door to utility, cellar access and the annexe and the home-office

**Home office / Annexe Area**

Comprising three small office pods and a larger home office space. Ideal for those running a business from home, or could readily and cost effectively adapted into a large annexe space for those requiring ground floor living and sleeping accommodation

**W.C.**

W.C, and wash basin

**Cellar**

Ideal space for a gym / office, or just fantastic additional storage. Accessible from the front driveway.

This space does actually extend further than you think, and whilst already a sizeable area - it can be further extended into. Others on the road have converted this area into fantastic hobby rooms.

**FIRST FLOOR**

**Bedroom**

14'9" x 12'5" (4.5 x 3.80)

Double glazed window to front aspect with far reaching views, power points, radiator

**Bedroom**

15'8" x 11'5" (4.8 x 3.50)

Double glazed window to front aspect with far reaching views, power points, radiator

**Bedroom**

13'1" x 11'5" (4.0 x 3.50)

Double glazed window to rear, power points, radiator

**Bathroom**

Modern suite with bath with shower above, low level W.C, hand wash basin, tiled floor, double glazed window

**Shower-Room**

Comprising shower, low level W.C, hand wash basin

**SECOND FLOOR**

**Bedroom**

22'11" x 16'4" (max) (7.00 x 5.00 (max))

A large bedroom with living area - Ideal for a teenager or older child wanting their independence. Double glazed window power points, radiator, door into:

**En-Suite**

Comprising shower, low level W.C, hand wash basin

**EXTERNALLY**

Front Aspect - A fantastic front driveway affording parking for at least 4/5 vehicles.

Rear and Side Aspect - Large Garage & Rear Workshop. Landscaped South Westerly facing rear garden with a patio and a lawn.

**Workshop & Garage**

As well as a good sized garage, there is also a large workshop which is a brilliant space to work out of.

