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Porch

UPVC entrance door to the front with obscure double-glazed insets giving access to the porch, which has a coved textured ceiling, further obscured double-glazed window to the front elevation, plus a porthole glazed window to the side elevation, electric heater, wood flooring, double opening glazed internal doors giving access to a spacious hallway.

Hallway



Coved flat plastered ceiling, spindle staircase giving access to the first floor accommodation with a store cupboard under, doors off to some of the ground floor accommodation, radiator, wood flooring, feature wallpaper decoration to one wall.

Cloakroom

Flat plastered ceiling, obscure UPVC double-glazed window to the side elevation, feature wood panelling and wallpaper decoration to walls, wall-mounted combination boiler, modern two-piece white suite comprising a close-coupled level handled wc, sink with chrome mixer taps into a vanity unit, wood flooring,

Lounge/Diner 24'2 x 11'6 (7.37m x 3.51m)



Stunning room with coved textured ceiling, two ceiling roses, large UPVC double-glazed window to the front elevation, picture rail, attractive wallpaper decoration, feature fire surround, radiator, wood flooring, ample room for table and chairs, double opening glazed doors giving access to the dining room.

Dining Room 12'9 x 8'5 (3.89m x 2.57m)



Flat plastered ceiling, UPVC double-glazed French doors to the rear elevation giving access to the garden, radiator, and wood flooring.

Kitchen 12'6 x 8'7 (3.81m x 2.62m)



Flat plastered ceiling with inset spotlights, UPVC double glazed window to the side elevation, opening to the utility room and opening to the dining room, modern cream gloss at base and eye level with matching drawers, all with chrome handles and square edge chopping block wood work surface over, with matching upstand and incorporating twin butler style sink, chrome single hose mixer tap, four ring hob with extractor over and stainless steel splashback, separate waist height oven, feature panel effect wallpaper decoration to some walls, wood flooring.

Utility Room 8'10 x 6'5 (2.69m x 1.96m)

Flat plastered ceiling, UPVC double-glazed window to the rear elevation, plus UPVC double door to the rear elevation, modern gloss units with chopping block square edge wood worksurface, wood flooring.

First Floor Landing



Flat plastered ceiling with loft, UPVC double-glazed window to the side elevation, feature wallpaper decoration to one wall plus feature wood panelling to one wall, radiator, small cupboard, doors off to the accommodation, carpet.

Bedroom One 12'8 x 12'2 (3.86m x 3.71m)



Excellent-sized double bedroom with a coved flat plastered ceiling, UPVC double-glazed window to the rear elevation, feature wood panelling to one wall, radiator, built-in cupboard with shelving, door to en-suite shower room

En-Suite Shower Room



Flat plastered ceiling with inset spotlights, obscure UPVC double-glazed window to the side elevation, chrome

heated towel rail, attractive modern tiling to walls and to the floor, three-piece white suite comprising a sink with chrome mixer taps into a vanity unit, push flush wc, shower tray with glass door, wall-mounted chrome power shower.

Bedroom Two 11'11 x 11'3 maximum measurement (3.63m x 3.43m maximum measurement)



Flat plastered ceiling, UPVC double-glazed window to front elevation, radiator, attractive wallpaper decoration to walls, carpet.

Bedroom Three 11'11 x 8'3 (3.63m x 2.51m)



A further good-sized double bedroom which has a flat plastered ceiling, UPVC double-glazed window to the side elevation, radiator, wardrobe to remain, wood flooring.

Bedroom Four 9'2 x 5'6 to wardrobes (2.79m x 1.68m to wardrobes)



Another good-sized bedroom with textured ceiling, UPVC double-glazed window to the front elevation, radiator, wallpaper decoration to two walls, built-in sliding mirrored door wardrobes, carpet.

Family Bathroom



Flat plastered ceiling with inset spotlights, obscured UPVC double glazed window to the side elevation, chrome heated towel rail, attractive and modern tiling to walls and floor, four piece white suite comprising push flush wc, bath with chrome mixer taps and shower attachment, sink with chrome mixer taps into a vanity unit, shower enclosure with shower tray, glass door and wall mounted electric shower.

Exterior

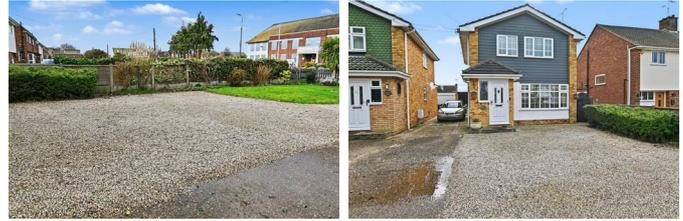
Rear Garden



Southerly facing rear garden commencing with a paved patio area and various bedded areas for plants etc, a raised decked area to the rear of the garden ideal for table and chairs, various trees, fencing to boundaries, two gates

one giving access to the front of the property and one giving access to the side of the property, a shed which has power and light connected.

Front Garden



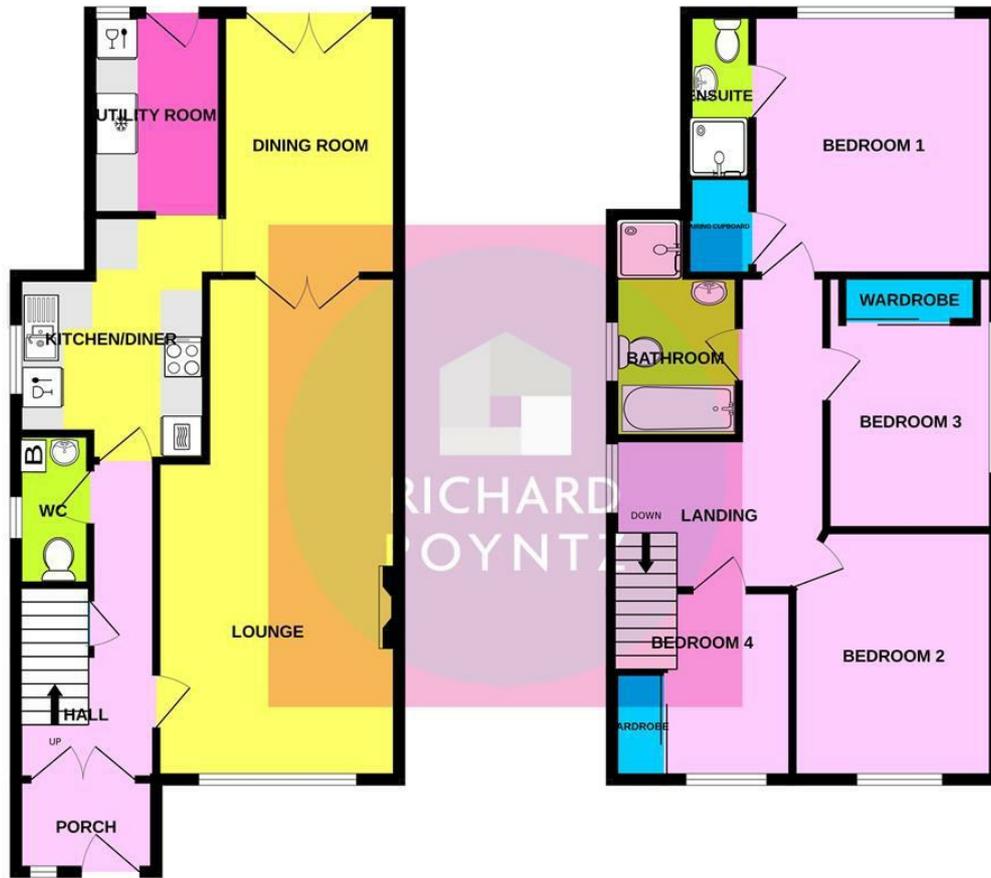
A hardstanding driveway with decorative shingled areas and lawn, various shrubs and trees, fenced to some boundaries, step up to the entrance door.

Garage

Detached garage with up and over door, power and light connected, door giving access to the garden

GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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