

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, stairs to first floor.

SITTING ROOM

3.66m x 3.66m (12'0" x 12'0")

Coal effect gas fire with brick fireplace, hearth and surround, ceiling coving, radiator.

LOUNGE

6.24m x 4.56m (20'5" x 14'11")

Two brick fireplaces (currently capped off), understairs cupboard, two radiators.

DINING AREA

3.60m x 4.13m (11'9" x 13'6")

PVC french doors to rear, ceiling coving, radiator.

KITCHEN

6.27m x 4.23m (20'6" x 13'10")

Fitted with a range of wall and base units comprising work surfaces, double bowl stainless steel sink unit, eye level double oven, hob, space for free standing gas hob, extractor hood over, shelved island unit, plumbing for automatic washing machine and dishwasher, tiled walls, tiled floor, ceiling coving, wall mounted gas fired central heating boiler, Breakfast Bar (opens to Lounge), radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Ceiling coving.

BEDROOM ONE

6.23m max x 4.45m (20'5" max x 14'7")

Fitted wardrobes, two radiators, PVC door to balcony.

BEDROOM TWO

3.28m x 4.10m (10'9" x 13'5")

PVC door to balcony, radiator.

BEDROOM THREE

3.68m x 3.79m (12'0" x 12'5")

Fitted cupboard, radiator.

BEDROOM FOUR

3.66m x 3.66m (12'0" x 12'0")

Radiator.

BATHROOM

Four piece suite comprising step in shower cubicle,

bath, wash hand basin, low flush W.C., part tiled walls, recessed ceiling lights, chrome heated towel rail, under floor heating.

OUTSIDE

Outside, there is a generous rear garden mainly laid to lawn with mature trees and shrubs, a paved seating area, and a garden pond. The garden is fully enclosed for privacy.

A gated gravelled driveway provides ample parking and leads to a detached double garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

DETACHED GARAGE

5.71m x 5.31m (18'8" x 17'5")

Up and over door, power and light.

