

Covered Entrance
Timber front door, frosted and lead light effect side panel.

Entrance Hall
Stairs to the first floor with understairs storage cupboard, radiator, stripped wood flooring, picture rail and smoothed ceiling.

Lounge
W: 11' 6" x L: 13' (W: 3.5m x L: 3.95m)
(Maximum measurements into bay window). Glazed bay window to front aspect, picture rail, stripped wood flooring, radiator.

Dining Room
W: 17' 8" x L: 13' (W: 5.38m x L: 3.96m)
(Maximum measurements). Double glazed bay window to rear aspect over looking rear garden, stripped wood flooring, feature fireplace with open fire and granite inlay and hearth, picture rail, smoothed ceiling, squared opening to kitchen, radiator.

Kitchen
W: 12' 1" x L: 10' 8" (W: 3.69m x L: 3.26m)
Conservatory style pitched polycarbonate roof with double glazed windows to side and rear aspects, double glazed French doors to garden, matching range of base units with roll top work surfaces incorporating inset 1½ bowl stainless steel sink unit with mixer tap, integrated dishwasher, space and plumbing for washing machine, four ring gas hob with double oven below, integrated fridge / freezer, tiled flooring, plinth warm air heater.

Bedroom Four
W: 7' 1" x L: 15' 3" (W: 2.17m x L: 4.64m)
Double glazed window to front aspect, radiator, wall mounted Vaillant boiler for central heating and domestic hot water, laminate wood effect flooring, smoothed ceiling with pin spot downlighting.

Ensuite Wet Room
W: 4' 2" x L: 9' 5" (W: 1.27m x L: 2.88m)
Suite comprising ceramic tiled flooring and to principle areas with drainage area, close coupled low level wc, pedestal wash hand basin with mixer tap, ladder style chromium heated towel rail, double glazed door and window to side aspect, ceiling spotlighting with extractor fan.

FIRST FLOOR
Landing, glazed window to side aspect, access to loft space.

Bedroom One
W: 11' 6" x L: 11' 10" (W: 3.51m x L: 3.62m)
(Maximum measurements). Double glazed window to rear aspect, picture rail, radiator, stripped wood flooring, smoothed ceiling.

Bedroom Two
W: 11' 6" x L: 10' 9" (W: 3.5m x L: 3.28m)
Double glazed window to front aspect, radiator, picture rail, smoothed ceiling.

Bedroom Three
W: 10' 6" x L: 13' 1" (W: 3.19m x L: 3.99m)
(L' Shaped maximum measurements). Double glazed window to front aspect, radiator, access to eaves storage, picture rail and smoothed ceiling.

Bathroom
W: 6' 6" x L: 6' 3" (W: 1.97m x L: 1.9m)
Suite comprising panelled bath with mixer tap and wall mounted shower, pedestal wash hand basin, low level wc, tiling to principle areas, double glazed obscured window to rear aspect, radiator, smoothed ceiling.

OUTSIDE
The frontage boasts driveway providing off road parking, feature brick wall with mature planting. The rear garden boasts an easterly aspect, laid with lawn, panelled fencing complement the boundaries, timber garden shed, gated side access.

