





### CONSERVATORY

9' 0" x 10' 7" (2.76m x 3.23m)

Double glazed timber framed windows over a brick built base incorporating French doors to the rear garden. Laminate flooring and central heating radiator.



### RECEPTION ROOM

9' 1" x 10' 3" (2.77m x 3.13m) max

Laminate flooring, central heating radiator, UPVC double glazed leaded window to the rear and under stairs storage cupboard/walk-in wardrobe. Could be used for a variety of purposes such as study or fourth bedroom, if required.

### BEDROOM THREE

8' 9" x 5' 11" (2.68m x 1.82m)

UPVC double glazed leaded window to the front elevation, central heating radiator and storage cupboard over the bulkhead.

### HOUSE BATHROOM/W.C.

5' 5" x 6' 7" (1.67m x 2.01m)

Three piece suite comprising panelled bath with electric shower above, low flush w.c. and wall mounted ceramic wash basin over high gloss vanity units. Central heating radiator, fully tiled walls, UPVC double glazed frosted window to the rear elevation, laminate flooring and inset spotlights to the ceiling.



### ACCOMMODATION

#### ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall. Laminate flooring, central heating radiator, staircase to the first floor landing, UPVC double glazed leaded window to the side, opening into the utility room and doors to the kitchen/diner and sitting room.

#### UTILITY AREA

3' 1" x 7' 2" (0.94m x 2.19m)

UPVC double glazed window to the front, laminate flooring, central heating radiator, base units with laminate work surface, plumbing for an automatic washing machine and combination condensing boiler. Door to the downstairs w.c.

#### DOWNSTAIRS W.C.

Low flush w.c. and pedestal wash basin. Chrome ladder style radiator, laminate flooring and extractor fan.

#### KITCHEN/DINER

11' 8" x 9' 1" (3.56m x 2.77m)

A range of wall and base units with laminate work surface over, laminate splash back, 1 1/2 stainless steel sink and drainer, integrated fridge, integrated freezer, integrated dishwasher, integrated double oven and grill with four ring electric induction hob and cooker hood above, inset spotlights to the ceiling, laminate flooring, central heating radiator, UPVC double glazed leaded window to the front and opening into the living room.

#### LIVING ROOM

11' 5" x 11' 3" (3.48m x 3.44m)

Laminate flooring, central heating radiator, T.V. point and UPVC double glazed sliding patio doors to the conservatory.



#### FIRST FLOOR LANDING

Loft access, UPVC double glazed leaded window to the side elevation, storage cupboard and doors to three bedrooms and the house bathroom/w.c.

#### BEDROOM ONE

11' 7" x 9' 8" (3.55m x 2.96m)

UPVC double glazed leaded window to the front elevation, coving to the ceiling, central heating radiator and built in wardrobes.



#### BEDROOM TWO

11' 7" x 8' 9" (3.55m x 2.67m) max

UPVC double glazed leaded window to the rear elevation, central heating radiator and built in wardrobes.

#### OUTSIDE

There is pleasant lawned garden to the front with shrubbery borders. A tarmac driveway provides off street parking leading to the attached single garage with up and over door, power and light. Whilst to the rear of the property there is a paved patio area, perfect for entertaining and dining purposes, attractive lawned garden and wall manicured borders. Should the prospective purchaser require additional parking, there is a further communal parking area shared between five properties, which works on a first come first serve basis.

