

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door, laminate, radiator, ceiling coving, stairs to first floor.

SITTING ROOM

5.79m x 3.70m (18'11" x 12'1")
Modern stone electric fire marble effect inset and hearth, wooden surround, TV point, two radiators, ceiling coving, double doors to dining room.

DINING ROOM

3.31m x 3.69m (10'10" x 12'1")
Radiator, ceiling coving, patio doors to the garden.

KITCHEN

3.37m x 3.38m (11'0" x 11'1")
Fitted with a range of wall and base units, comprising of work surfaces, 1.5 black sink unit, gas hob with extractor hood over, eye level double oven, part-tiled walls, under stairs cupboard, radiator, ceiling coving

UTILITY

Work surfaces, plumbed for automatic washing machine, part tiled wall, radiator, ceiling coving.

WC

Two piece suite comprising low flush WC, pedestal wash hand basin, radiator, ceiling coving.

FIRST FLOOR ACCOMODATION

LANDING

Access to loft space, ceiling coving, dado rail, fitted cupboard.

BEDROOM ONE

4.31m max x 3.69m (14'1" max x 12'1")
Radiator, ceiling coving.

EN-SUITE

Three piece suite comprising wash hand basin set in vanity unit, low flush WC, step in shower cubicle, extractor fan, chrome towel rail, tiled floor, part tiled walls, ceiling coving.

BEDROOM TWO

4.07m x 3.92m max (13'4" x 12'10" max)
Radiator, ceiling coving.

BEDROOM THREE

3.02m x 3.32m max (9'10" x 10'10" max)
Radiator, ceiling coving.

BEDROOM FOUR

2.90m x 2.75m (9'6" x 9'0")
Radiator, ceiling coving.

BATHROOM

Three piece suite comprising of low flush WC, pedestal wash hand basin, paneled bath with shower over, extractor fan, chrome towel rail, tiled floor, ceiling coving.

GARAGE

5.16m x 2.53m (16'11" x 8'3")
Electric door, power and light.

OUTSIDE

Outside, the rear garden combines a paved seating area with a mainly lawned garden, hedge and fenced boundaries and gated side access. To the front is a lawn, driveway with an electric car charging point, and integral garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

No appliances have been tested by the agent.

