



GRANGE AVENUE, PENKRIDGE



## Ground Floor

### Entrance Hall

Enter via a uPVC/partly double glazed front door and having a coved ceiling with a ceiling light point, carpeted flooring, a door opening to the kitchen and an opening to the lounge.

### Kitchen

**12' 5" x 8' 1" (3.785m x 2.455m)**

Being fitted with a range of wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the front aspect, two ceiling light points, a central heated radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, tiled splashbacks, a free-standing electric, double oven and hob with a stainless steel chimney style extraction unit over, space for an under-counter appliance and a door to the side aspect opening to the garage.

### Open Plan Lounge/Dining Room

#### Lounge

**16' 9" x 11' 8" (5.115m x 3.557m)**

Being open plan to the dining room and having a uPVC/double glazed bow window to the front aspect, a coved ceiling, wall lighting, carpeted flooring, a central heating radiator, a gas fire with a fireplace surround and a door opening to the inner hall.

#### Dining Room

**9' 9" x 8' 4" (2.968m x 2.546m)**

Having a coved ceiling, wall lighting, carpeted flooring, a central heating radiator and sliding patio doors to the rear aspect opening to the garden.

#### Inner Hall

Having a ceiling light point, carpeted flooring, a carpeted stairway leading to the first floor, a storage cupboard and doors opening to bedroom three and the utility.

#### Bedroom Three

**11' 2" x 11' 7" (3.413m x 3.543m)**

Having a coved ceiling, a ceiling light point, carpeted flooring, a central heating radiator and sliding patio doors to the rear aspect opening to the garden.

#### Utility

**8' 5" x 5' 4" (2.564m x 1.622m)**

Having a ceiling light point, a stainless steel sink with a mixer tap fitted, laminate worksurface, plumbing for a washing machine, a WC, an obscured window to the side aspect and a door also to the side aspect opening to the garage.

## First Floor

### Landing

Having a ceiling light point, carpeted flooring, an airing cupboard and doors opening to two bedrooms and the family bathroom.

### Bedroom One

**15' 4" x 9' 9" (4.676m x 2.968m)**

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Bedroom Two

**12' 6" x 9' 9" (3.811m x 2.968m)**

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator and carpeted flooring.

### Bathroom

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, a central heating radiator, vinyl flooring, a concealed cistern WC, a wash hand basin with a mixer tap fitted and under-sink storage, partly tiled walls, a bath with mixer tap fitted and a separate shower cubicle with an electric shower installed.

## Outside

### Front

Having a driveway which gives access to the integral garage, a lawn and courtesy lighting.

### Garage

**33' 10" x 8' 1" (10.316m x 2.452m)**

Having power, lighting and an up and over door to the front aspect, a window to the rear aspect and a door, also to the rear aspect, opening to the garden.

### Rear

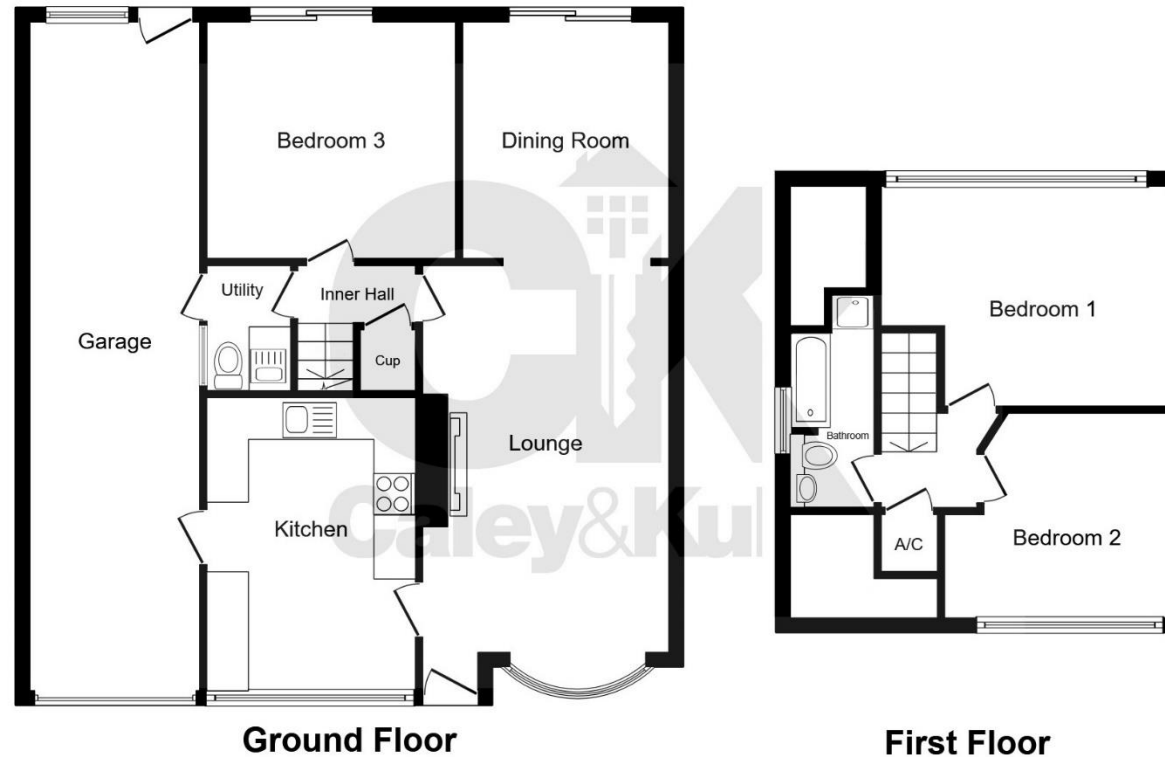
A large garden which is mainly lawn and has a patio area, security lighting and various trees, shrubs and bushes.







\* A spacious family home located in a very desirable area \*



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**Council Tax Band:** C

**EPC Rating:** D

**Tenure:** Freehold

**Version:** CK1762/001



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