





Ground Floor

Entrance Hall

Enter via a uPVC/double glazed front door and having a ceiling light point, a central heating radiator, tiled flooring, a stairway leading to the first floor and a door opening to the lounge.

Lounge

14' 11" x 15' 8" (4.534m x 4.764m)

Being open plan to the dining room and having a uPVC/double glazed window to the front aspect, a coved ceiling with a ceiling light point, two central heating radiators, laminate flooring, a gas fire with a fireplace surround, a television aerial point and a door opening to the kitchen.

Dining Room

8' 7" x 9' 0" (2.624m x 2.749m)

Having uPVC/double glazed sliding patio doors to the rear aspect opening to the garden, a coved ceiling with a ceiling light point, a central heating radiator and laminate flooring.

Kitchen

10' 0" x 8' 7" (3.038m x 2.611m)

Being fitted with a range of wall, base and drawer units with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, laminate flooring, a stainless steel sink with a drainer unit, space for a freestanding, gas oven/hob with an extraction unit over, tiled splashbacks and a door which opens to doors leading to the downstairs WC and the integral garage.

Utility Area

4' 7" x 7' 2" (1.405m x 2.190m)

Being open plan to the kitchen and having a base unit with laminate worksurface over, laminate flooring, a ceiling light point, plumbing for a washing machine, space for a tumble dryer, space for an upright fridge/freezer and a uPVC/double glazed door to the side aspect.

Downstairs WC

Having an obscured uPVC/double glazed window to the side aspect, a WC, wash hand basin with a mixer tap fitted, a ceiling light point, a central heating radiator and laminate flooring.



First Floor

Landing

Having a ceiling light point, access to the loft space, an airing cupboard and doors opening to the four bedrooms and the family bathroom.

Bedroom One

12' 8" x 11' 10" (3.857m x 3.618m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, laminate flooring, built-in wardrobes with sliding mirror doors, a storage cupboard and a door opening to the en-suite shower room.

En-suite Shower Room

Having an obscured uPVC/double glazed window to the front aspect, a ceiling light point, a chrome finished central heating towel rail, a WC, a wash hand basin with a mixer tap fitted and under sink storage, a shaver point, vinyl flooring, fully tiled walls and a shower cubicle with an electric shower installed.

Bedroom Two

9' 0" x 12' 0" (2.734m x 3.650m)

Having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, carpeted flooring and a built-in wardrobe with sliding mirror doors.

Bedroom Three

11' 10" x 8' 2" (3.602m x 2.484m)

Having a uPVC/double glazed window to the front aspect, a ceiling light point, a central heating radiator, carpeted flooring and a built-in wardrobe with sliding mirror doors.

Bedroom Four

10' 1" x 8' 0" (3.062m x 2.439m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the rear aspect, a ceiling light point, a central heating radiator, a WC, a wash hand basin, partly tiled walls, a shaver point and a bath with an electric shower over and a glass shower screen installed.

Outside

Front

Having a block-paved driveway suitable for parking multiple vehicles, a lawn, courtesy lighting, a low-level brick wall, various trees, shrubs and bushes, access to the integral garage and access to the rear of the property via a wrought iron side gate.

Garage

17' 9" x 8' 1" (5.410m x 2.454m)

Being an integral garage, which has power, lighting and an up and over door.

Rear

Having a patio area, a step down to a lawn which is retained by a low-level wall, security lighting, a cold-water tap, various, mature trees, shrubs and bushes and access to the front of the property via a wrought iron side gate.

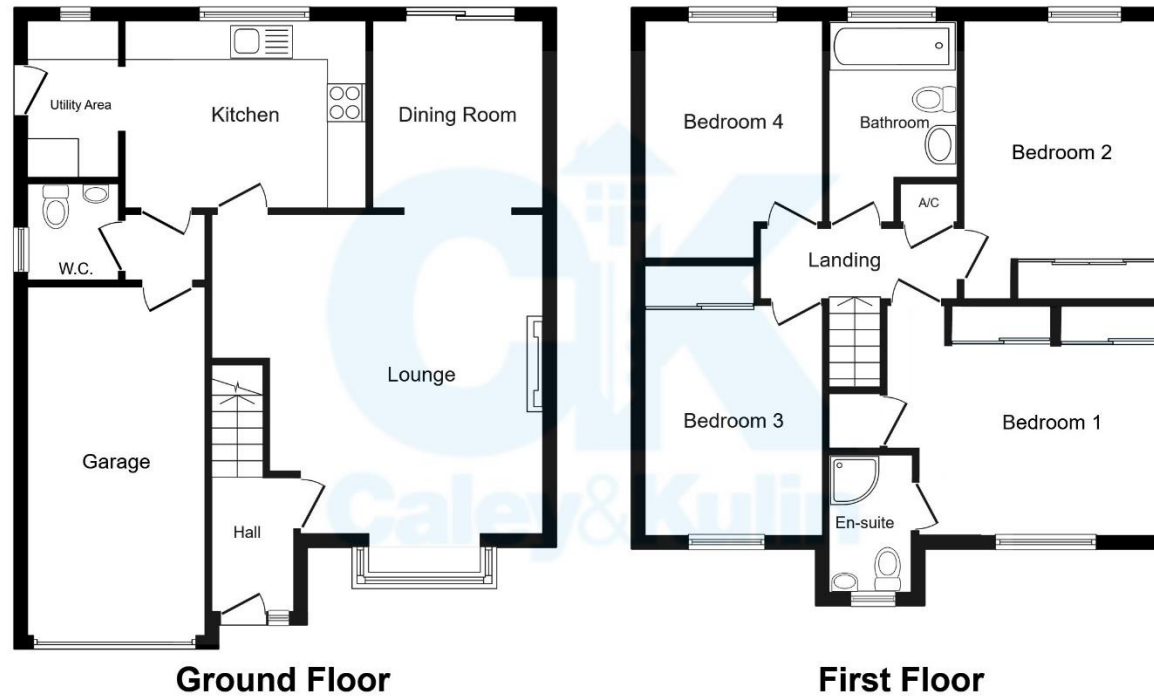








* A spacious four-bedroom family home offered with no upward chain *



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Council Tax Band: D

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