





Ground Floor

Entrance Hall

Enter the property via a uPVC/partly double glazed front door and having a ceiling light point, a central heating radiator, laminate flooring, a carpeted stairway leading to the first floor and doors opening to the lounge, the downstairs WC and reception room/bedroom four.

Reception Room/Bedroom Four

18' 1" x 8' 0" (5.51m x 2.44m)

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

Lounge

15' 2" x 14' 1" (4.62m x 4.29m)

Having a uPVC/double glazed bay window to the front aspect, wall lighting, a central heating radiator, laminate flooring, a log burner, a television aerial point and a folding door opening to the kitchen/diner.

Kitchen/Diner

17' 0" x 10' 0" (5.18m x 3.05m)

Being fitted with a range of gloss finished wall, base and drawer units with laminate work surface over and having a uPVC/double glazed window to the rear aspect, a ceiling light point, a central heated radiator, a stainless steel sink with a mixer tap fitted and a drainer unit, tiled splashbacks, a built-under electric, double oven, a four burner gas hob with a stainless steel chimney style extraction unit over, plumbing for a dishwasher, vinyl flooring, doors opening to a pantry and the utility and uPVC/double glazed French doors opening to the conservatory.

Utility

10' 0" x 8' 0" (3.05m x 2.44m)

Being fitted with a range of wall and base cabinets with laminate worksurface over and matching upstands and having a uPVC/double glazed window to the rear aspect, a ceiling light point, plumbing and space for a washing machine and further space for a tumble dryer, space for an American style fridge/freezer and a uPVC/double glazed door to the side aspect opening to the rear garden.

Conservatory

11' 0" x 10' 3" (3.35m x 3.12m)

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having laminate flooring and uPVC/double glazed French doors to the side aspect opening to the rear garden.

Downstairs WC

Having an obscured uPVC/double glazed window to the front aspect, a WC, wash hand basin with a tiled splashback, a ceiling light point, a central heating radiator and carpeted flooring.

First Floor

Landing

Having an obscured uPVC/double glazed window to the side aspect, a ceiling light point, carpeted flooring, an airing cupboard, access to the loft space and doors opening to the three bedrooms and the family bathroom.

Bedroom One

12' 1" x 8' 8" (3.68m x 2.64m)

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

Bedroom Two

11' 0" x 8' 8" (3.35m x 2.64m)

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

Bedroom Three

9' 0" x 8' 0" (2.74m x 2.44m)

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

Family Bathroom

Having an obscured uPVC/double glazed window to the rear 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, tiled walls, a bath with mixer tap fitted, a thermostatic shower over and a glass shower screen installed.

Outside

Front

Having a driveway suitable for parking multiple vehicles, a decorative slate-chipped area, courtesy lighting and access to the rear of the property via a wooden side gate.

Rear

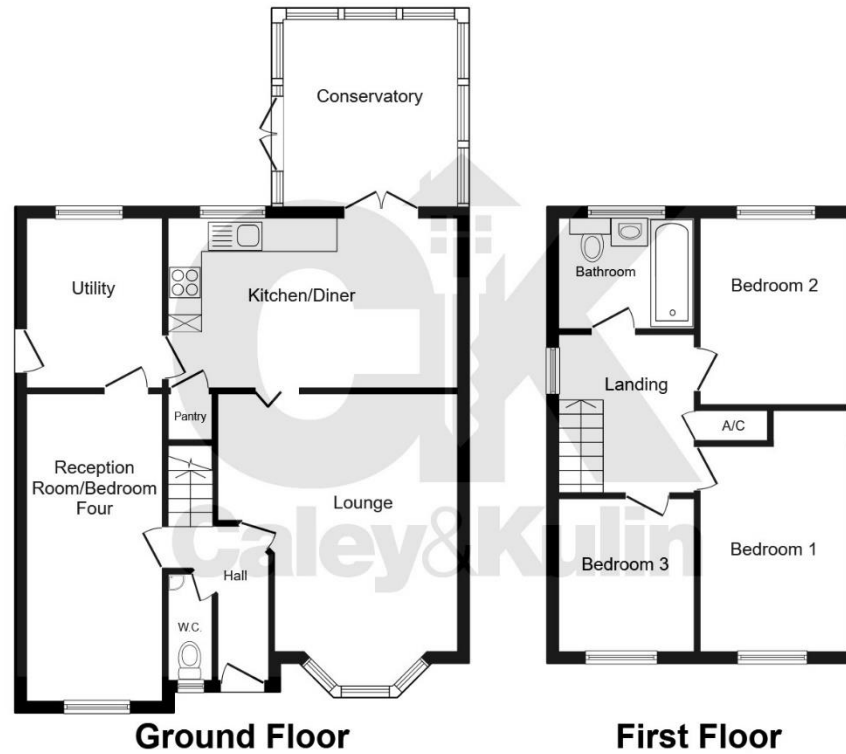
Being mainly lawn and having a patio seating area, two wooden sheds, raised planted borders which are retained by wooden sleepers, a low-level wooden fence, a cold-water tap, courtesy lighting and access to the front of the property via a wooden side gate.







* An immaculately presented and spacious family home located in a very desirable area *



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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Council Tax Band: D

EPC Rating: Awaiting EPC

Tenure: Freehold

Version: CK 1767/002



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