





## Ground Floor

### Entrance Hall

Enter via a uPVC/partly double glazed front door and having a ceiling light point, a uPVC/double glazed window to the front aspect and a door opening to the lounge.

### Lounge

**14' 3" x 14' 8" (4.34m x 4.47m)**

Having a uPVC/double glazed bay window to the front aspect, a coved ceiling with a ceiling light point, two central heating radiators, carpeted flooring, a carpeted stairway to the first floor, decorative dado railing, a television aerial point and a door opening to the kitchen/diner.

### Kitchen/Diner

**10' 5" x 14' 8" (3.17m x 4.47m)**

Being fitted with a range of wall, base and drawer cabinets with laminate worksurface over and having a uPVC/double glazed window to the rear aspect, vinyl flooring in the kitchen and carpeted flooring in the diner, two ceiling light points, a central heating radiator, a one and a half bowl, stainless steel sink with a mixer tap fitted and a drainer unit, a built-under electric oven with a five-burner gas hob and a chimney style extraction unit over, space for an under-counter fridge or freezer, a peninsula, decorative dado railing, uPVC/double glazed French doors to the rear aspect opening to the conservatory and a door opening to the inner hallway which has an opening to a utility area which houses the washing machine and the tumble dryer and doors opening to the downstairs shower room, the conservatory and the garage.

### Conservatory

**7' 8" x 15' 7" (2.34m x 4.75m)**

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having a ceiling light point with a fan, a central heating radiator, carpeted flooring and uPVC/double glazed French doors to the rear aspect opening to the garden.

### Downstairs Shower Room

Having a ceiling light point, a central heating radiator, carpeted flooring, a WC, a wash hand basin with under-sink storage, fully tiled walls and a shower cubicle which has a thermostatic shower installed.



## First Floor

### Landing

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

### Bedroom One

**12' 0" x 8' 8" (3.65m x 2.64m)**

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

### Bedroom Two

**10' 0" x 8' 8" (3.05m x 2.64m)**

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

### Bedroom Three

**9' 2" x 5' 10" (2.79m x 1.78m)**

Having a uPVC/double glazed window to the front 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, carpeted flooring, a WC, a wash hand basin with under-sink storage, fully tiled walls and a bath with a thermostatic shower over and a mixer tap fitted which has a hand-held shower head.

## Outside

### Front

Having a block-paved driveway suitable for parking multiple vehicles, a lawn and access to the garage.

### Garage

**15' 7" x 7' 9" (4.75m x 2.36m)**

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

### Rear

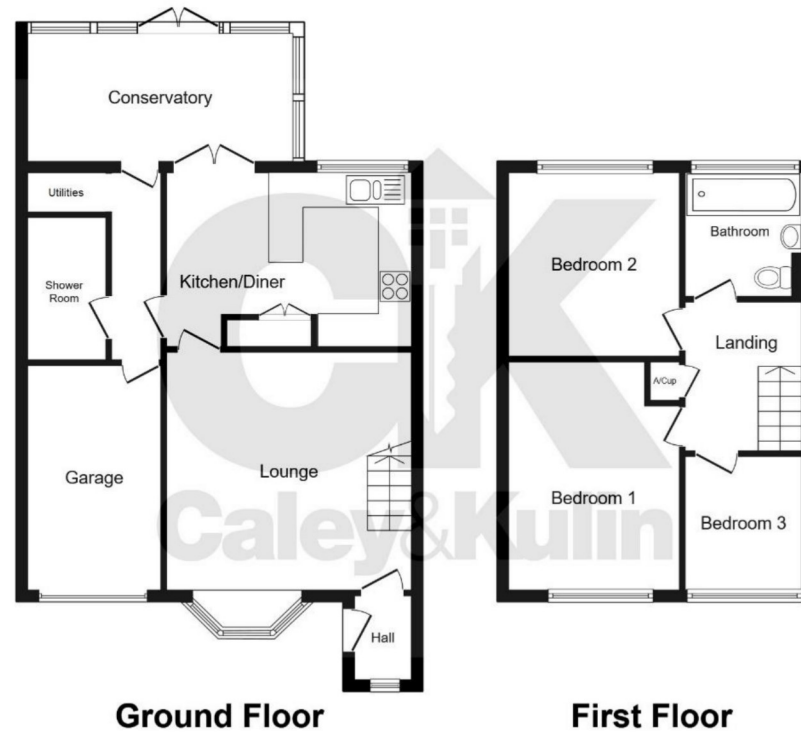
A low maintenance garden which is mainly block-paved and has an artificial grass area, a cold-water tap, security lighting and raised, planted borders.







\* A beautifully presented and spacious, three-bedroom family home \*



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**Council Tax Band:** B

**EPC Rating:** C

**Tenure:** Freehold

**Version:** CK1094/001



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