





## Ground Floor

### Entrance Porch

Enter via a uPVC/double glazed front door and having uPVC/double glazed windows to the front and side aspect, a ceiling light point and a door opening to the hallway.

### Hallway

Enter the property via a timber/partly glazed front door and having a window also to the front aspect, a ceiling light point, a traditional central heating radiator, parquet wooden flooring, a carpeted spindle stairway to the first floor, decorative picture railing, a storage cupboard, an under-stairway storage cupboard and doors opening to the lounge, the open plan dining room/conservatory and the kitchen.

### Lounge

**14' 7" x 12' 11" (4.44m x 3.93m)**

Having a uPVC/double glazed walk-in bay window to the front aspect, a coved ceiling with a ceiling light point, wall lighting, wooden flooring, a central heating radiator, a television aerial point and an open flame gas fire with a fireplace surround.

### Dining Room

**9' 11" x 10' 11" (3.02m x 3.32m)**

Being open plan to the conservatory and having a ceiling light point, decorative picture railing, Kardean wood effect flooring and a central heating radiator.

### Conservatory

**14' 5" x 13' 0" (4.39m x 3.96m)**

Being constructed from a low-level brick wall and uPVC/double glazed windows to the side and rear aspects and having Kardean wood effect flooring, a ceiling light point and uPVC/double glazed French doors to the side aspect opening to the rear garden.

### Kitchen/Breakfast Room

**13' 8" x 12' 10" (4.16m x 3.91m)**

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, a central heating radiator, tiled flooring, a one and a half bowl sink with a mixer tap fitted and a drainer unit, a Belling, range style oven/hob with an integrated extraction unit over, tiled splashbacks, a ceiling light point and doors opening to the utility room and the cloak room/downstairs WC.

### Utility Room

**9' 10" x 7' 0" (2.99m x 2.13m)**

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, a central heating radiator, tiled flooring, a ceiling light point, plumbing for a washing machine, space for a tumble dryer, a door opening to the garage and a uPVC/double glazed door to the rear aspect opening to the garden.

### Cloakroom/Downstairs WC

Having a ceiling light point, tiled flooring, partly tiled walls, a WC and a wash hand basin.

## First Floor

### Landing

Having a window to the side aspect, a ceiling light point, carpeted flooring, a carpeted stairway to the second floor and doors opening to the bathroom and three bedrooms.

### Bedroom One

**15' 0" x 12' 11" (4.57m x 3.93m)**

Having a uPVC/double glazed walk-in bay window to the front aspect, a central heating radiator, a ceiling light point, carpeted flooring, fitted wardrobes and a door to an en-suite WC.

### En-suite WC

Having an obscured window to the side aspect, a ceiling light point, a central heating towel rail, tiled flooring, a WC and a wash hand basin with a mixer tap fitted.

### Bedroom Two

**9' 10" x 11' 2" (2.99m x 3.40m)**

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

### Bedroom Three

**10' 0" x 10' 2" (3.05m x 3.10m)**

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

### Family Bathroom

Having an obscure uPVC/double glazed window to the front aspect, a ceiling light point, tiled flooring, fully tiled walls, a WC, a wash hand basin with a mixer tap fitted, a free-standing bath with a floor mounted mixer tap and a separate shower cubicle with a thermostatic shower installed.

## Second Floor

### Bedroom Four

**13' 6" x 9' 11" (4.11m x 3.02m)**

Having a uPVC/double glazed window to the rear aspect, a Velux style window to the front aspect, a central heating radiator, a ceiling light point, carpeted flooring, additional storage in the eaves as well as access to the walk-in wardrobe/study area.

### Walk-in Wardrobe/Study area

**9' 6" x 5' 5" (2.89m x 1.65m)**

Having a Velux style window to the side aspect and carpeted flooring.

## Outside

### Front

Having a large driveway suitable for parking multiple vehicles, a privacy hedge, double wrought iron gates, an electric car charging point, a decorative gravel area planted with various trees, shrubs and bushes and access to the integral garage.

### Garage

**16' 9" x 7' 7" (5.10m x 2.31m)**

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

### Rear

A large and private garden, which has a large patio dining area, a low-level brick wall, a lawn, a shed, a cold-water tap, security lighting and various trees, shrubs and bushes.



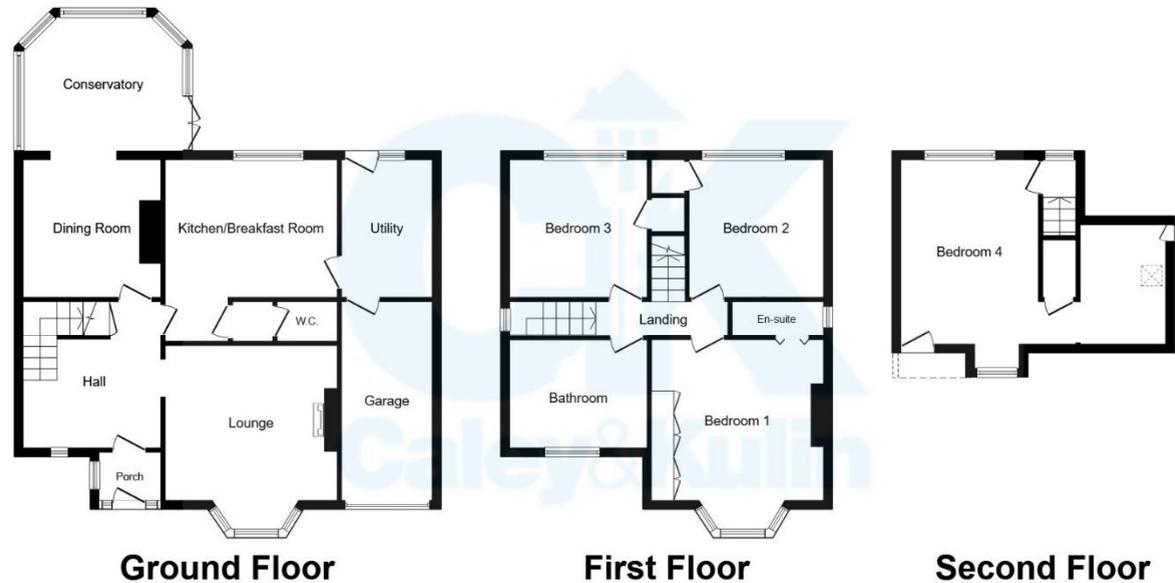








\*\*\* OFFERED WITH NO UPWARD CHAIN \*\*\*



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**Council Tax Band:** D

**EPC Rating:** D

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