

**The Accommodation Comprises:-**

Front door with obscured double glazed panel inset with matching panel to side into:

**Entrance Porch:-**

Obscured double glazed windows to side and front elevations, coving to textured ceiling, door into garage.

**Entrance Hall:-**

Stairs to first floor, under-stairs recess, textured ceiling, radiator, door to:

**Cloakroom:-**

Obscured double glazed window to side elevation, textured ceiling, tiled, tiled floor, close coupled WC, wash hand basin.

**Lounge:- 17' 1" x 12' 5" (5.20m x 3.78m)**

Double glazed window to front elevation, coving to textured ceiling, radiators, fireplace, glazed door giving access to:

**Dining Room:- 14' 7" x 9' 11" (4.44m x 3.02m)**

Double glazed sliding patio doors giving access to rear garden, radiator, coving to textured ceiling.

**Kitchen:- 15' 10" Plus Recess x 8' 3" (4.82m x 2.51m)**

Double glazed window to rear elevation, textured ceiling, tiled floor, range of base and eye level units with tiled splash-back, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, integrated oven with extractor hood over, space and plumbing for dishwasher.

**Breakfast Room:- 12' 1" x 8' 6" (3.68m x 2.59m)**

Double glazed French doors giving access to rear garden, double glazed casement door to front and double glazed window to side elevation, textured ceiling, continuation of tiled floor, radiator, gas central heating boiler concealed within wall unit, space for table and chairs, base and eye level unit with roll top work surface.

**First Floor Landing:-**

Double glazed window to side elevation, coving to textured ceiling, access to loft, radiator, airing cupboard with cylinder tank and shelving

**Bedroom 1:- 13' 1" To Wardrobe Units x 8' 11" (3.98m x 2.72m)**

Double glazed window to front elevation, textured ceiling, radiator, fitted wardrobe units and bedroom furniture, radiator, wood laminate floor.

**Bedroom 2:- 12' to wardrobe units x 8' 11" (3.65m x 2.72m)**

Double glazed window to rear elevation, radiator, textured ceiling, wardrobe units.

**Bedroom 3:- 9' 8" x 9' 4" (2.94m x 2.84m) Maximum Measurements**

Double glazed window to front elevation, radiator.

**Bedroom 4:- 9' 5" x 6' 10" (2.87m x 2.08m)**

Double glazed window to rear elevation, radiator, coving to textured ceiling.

**Bathroom:- 6' 4" x 6' 3" (1.93m x 1.90m)**

Obscured double glazed window to side elevation, flat ceiling inset spot lighting, tiled floor, white suite comprising: close coupled WC with concealed cistern, wash hand basin, panelled bath with shower over, shower screen, towel rail.

**Outside:-**

Driveway leads to garage, lawn to the front, side pedestrian access via gate leads to the rear garden which is enclosed by fence panels, astro-turf lawn, wooden decking area, garden shed, outside power and light.

**Garage:- 18' 8" x 11' (5.69m x 3.35m)**

Up and over door, power and light connected, fuse box, gas and electric meters, solar power switchboard, glazed door to rear elevation, window to rear.

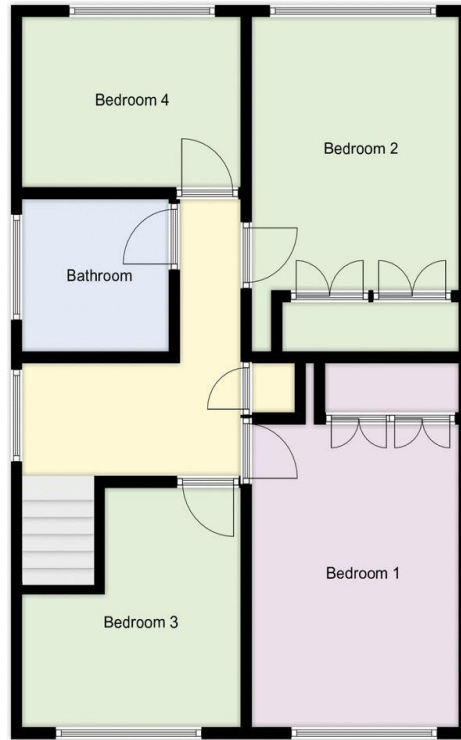
**Agent's Note:-**

This property benefits from fully owned solar panels with an existing 'Feed-In-Tariff' Contract providing cheaper electricity and an income each quarter. (further details available upon request.)





Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	86 B	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Freehold

Council Tax Band: E

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£454,995

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\*DRAFT DETAILS\*

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