



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Asking Price £489,950
Freehold



Front Door
Into:
Entrance Hallway
Skimmed ceiling, radiator, stairs to first floor, door to:

Lounge
18'8" x 10'10" (5.70 x 3.32)
Skimmed ceiling with two ceiling lights, PVCu bay window to front elevation, electric feature fireplace, carpet, television point, telephone point, open to:

Dining Room
10'7" x 7'11" (3.24 x 2.43)
Skimmed ceiling, radiator, carpet, French doors to:

Conservatory
15'3" x 11'0" (4.66 x 3.37)
Constructed from brick under a re-fitted insulated roof with two velux window, vertical radiator, PVCu double glazing and french doors open to rear garden. Skimmed ceiling with spot lights.

Kitchen
15'0" x 11'0" (4.59 x 3.37)
Skimmed ceiling radiator, PVCu two double glazed windows to rear and one to side elevation, modern Wren range of wall and base/drawer units with work surface over, induction hob with extractor hood over, double eye level Zanussi oven, integrated dishwasher, plumbing for washing machine, space for American fridge/freezer, two sinks with mixer taps, large understairs storage cupboard great space for a larger cupboard, Door into:

WC
Skimmed ceiling, PVCu double glazed window to side elevation, vanity wash hand basin.

First Floor Landing
Skimmed ceiling, radiator, access to loft void with pull down ladder, power, partly bordered in the center, access to airing cupboard housing combi-boiler fitted 2018.

Bedroom 1
14'5" x 12'0" max (4.41 x 3.67 max)
Skimmed ceiling, PVCu double glazed window to rear elevation, fitted wardrobes, door to:

En-suite
7'9" x 4'11" (2.37 x 1.52)
Skimmed ceiling, PVCu double glazed window to rear elevation, modern suite comprising walk-in shower cubicle with rainfall shower head, splashback tiles, WC, vanity wash hand basin, extractor fan, heated towel rail.

Bedroom 2
12'6" x 10'11" (3.82 x 3.35)
Skimmed ceiling, PVCu double glazed window to front elevation, radiator. fitted wardrobes.

Bedroom 3
14'0" x 9'10" (4.27 x 3.00)
Skimmed ceiling, PVCu double glazed window to front elevation, radiator.

Family Bathroom
7'3" x 5'6" (2.23 x 1.70)
Skimmed ceiling with spot lights, PVCu double glazed window to rear elevation, modern suite comprising of panel bath with mixer taps and shower over, vanity wash hand basin, extractor fan, WC, heated towel rail, fully tiled.

Outside
Frontage
A well maintained paved frontage offering off road parking leading to:

Integral Garage
17'7" x 8'5" (5.37 x 2.58)
Up and over door, power and light.

Rear Garden
A beautifully landscaped rear garden mainly laid to lawn with a patio area, shrub borders, shed, and pedestrian side gate access.

