

**Hallway 6'9" x 6'4"**

Staircase to first floor, laminate flooring, covered radiator, coving to ceiling.

**Kitchen 12'6" x 9'4"**

Very well fitted with an extensive range of base and wall cabinets having soft cream fronts and brushed steel handles. Contrasting dark worktops over and matching splash backs. There is a built under gas oven with hob and extractor fan above. One and a half inset sink with mixer tap above which is a front facing leaded window. There is plumbing for an automatic washing machine and a dishwasher. Space and point for a fridge freezer. The central heating radiator is ideally placed beneath the breakfast bar which has attractive glazed china cabinet above. Laminate flooring, side entrance door.

**Lounge 15'6" x 10'2"**

With neutral décor and a feature wall, there is a pine fire surround with matching hearth and marble effect back and stainless electric pebble effect fire fitted. Laminate flooring, central heating radiator, coving to ceiling, picture rail around the room, under stairs large, and useful storage cupboard.

**Conservatory 10' x 14'**

Currently being used as a dining room/ family sitting room. A most pleasant place to relax, has power points and lighting and electric heating. French doors open out onto the enclosed rear garden with lawn, timber decking and shed.



**First floor landing** has rear facing window, antique pine balustrade, access into the loft space. Has a very useful large storage cupboard with shelving, covered central heating radiator.

**Bedroom One 10'10" x 11'1"**

Fitted into two walls there is a range of bedroom furniture including two double wardrobes with top boxes above and vanity display with draws and further top boxes above. Rear facing window, central heating radiator, coving to ceiling.

**Bedroom Two 9'3" x 10'9"**

Again has built in furniture with cupboards, vanity area and draws. Front facing window with central heating radiator beneath.

**Bathroom 7'11" x 9'4"** (overall measurement, but not taken into shower) L shaped bathroom furnished with a white suite comprising of a shaped corner bath with chrome taps, pedestal wash basin with matching taps, low flush WC. In addition there is a separate fully enclosed shower cubicle with electric shower. The bathroom is panelled to a mid height, has two front facing obscure windows, laminate flooring, ladder style towel rail/radiator, coving to ceiling.

**Exterior & Gardens**

At the rear is an enclosed garden with mature planting and lawn. A most pleasant place to sit and relax.

**To view this property**

Please call 01246 43221

**For EPC & Offer Procedure**

Please see overleaf

