

Lounge 14'2" x 11'3"

A charming front facing lounge with neutral décor, and a feature open fireplace for display. The central heating radiator is beneath the front facing bow window. Most useful under stairs storage cupboard. Coving to ceiling. Staircase to the first floor.

**Dining Kitchen** 7' x 16'7"

Beautifully presented and furnished with an excellent range of base and wall cabinets in a Shaker style and incorporating base, wall, drawer, wine rack and china display cabinets, with co-ordinating neutral wall tiling and complimenting beech effect worktop with space and point for a larder fridge beneath. Plumbing for an automatic washing machine. Built under electric oven, halogen hob, and stainless chimney style extractor fan above. Stainless sink with mixer taps above which is a rear facing uPVC double glazed window, and there is a further uPVC double glazed window to the dining area where there is ample space for a table and chairs, central heating radiator. Coving to ceiling. Dark slate effect ceramic floor tiling throughout. The rear uPVC access door leads out into the garden.

**First Floor Landing**

Reached from the staircase accessed from the lounge.

Bedroom 1 9'11" x 8'11" (This measurement has not been taken into the wardrobe space)

Benefits from a triple built in wardrobe with sliding mirrored fronts, hanging rail and shelf. Airing cupboard, water tank and cylinder housed within a triple built in cupboard. Rear facing uPVC double glazed window, central heating radiator.

Bedroom 2 11'8" x 12'5"

This is a second double bedroom having plain neutral décor, and coving to ceiling. Front facing window, central heating radiator.

Bathroom 7'8" x 5'6"

Part tiled and furnished with a white suite comprising panelled bath with centrally placed taps, Gainsborough wall mounted shower above and etched glass shower screen. Pedestal wash basin with matching chrome Victorian style taps, low flush w.c. Rear facing obscure uPVC double glazed window. Slate effect ceramic floor tiling. Central heating radiator.

Exterior & Gardens

The property enjoys delightful, thoughtfully designed gardens to the front and rear where there is a cottage style walled garden with lawn, and seating areas.

To view : Please contact the agents on 01246 432211

