

The property has a side facing double glazed entrance door opening into ...

**Entrance Lobby** with under stairs storage cupboard.

**Dining Kitchen** 9' x 11'8"

Well presented dining kitchen with a good range of base and wall cabinets in a beech finish, contrasting wall tiling. Built in oven, hob and extractor. Plumbing for an automatic washing machine. Spaces beneath the worktops for a larder fridge and freezer. The central heating radiator is ideally placed below the double glazed window and provides a most pleasant area for dining furniture. Rear access door leads into the delightful garden.



**Lounge** 11'8" x 15'4"

With soft neutral contemporary décor, the main focal point is the modern style fire place with stainless "pebble" electric fire fitted. Open plan staircase to first floor. Front facing double glazed window, central heating radiator.



**Landing**

Side facing double glazed window. Access into the loft space.

**Bedroom 1** 11'8" x 10'7"

Has double glazed window, central heating radiator.



**Bedroom 2** 11'8" x 9'7"

A second double bedroom. Has double glazed window, central heating radiator



**Bathroom** 9' x 5"

Part tiled and furnished with a white suite comprising panelled bath with electric shower above and shower screen, pedestal wash basin, low flush w.c. Central heating radiator. Overstairs airing cupboard.



**Exterior & Gardens**

Gardens to the front and to the rear, where there is also private allocated car parking – space for a garage, subject to the normal planning consents.



**To view this property**

Please contact Barras Thompson on 01246 432211

**For offer procedure**

Please see overleaf