

**Entrance Hallway** 6'8'' x 6'

Staircase to first floor, central heating radiator, laminate flooring.

**Kitchen** 11'6'' x 8'7''

With a range of base and wall cabinets with linen effect fronts with complimenting worktops and wall tiling. Plumbing for an automatic washing machine, space and point for a gas cooker. Integrated freezer, space and point for a larder fridge. One and a half inset sink with mixer taps above which is a front facing double glazed window.

**Lounge** 15'6'' x 7'8''

Well presented lounge with neutral décor, plenty of natural light is allowed in by the rear Upvc double glazed French doors with windows at either side. Fireplace with gas fire wall mounted. There is also a large walk in under stairs storage cupboard, central heating radiator and laminate flooring.



**First Floor**

Landing provides access into the loft space and a double built in cupboard.

**Bedroom One** 10'5'' x 11'10''

Has a built in cupboard and a rear facing Upvc double glazed window with central heating radiator beneath.

**Bedroom Two** 8'4'' x 11'

Has a built in cupboard and a front facing Upvc double glazed window with central heating radiator beneath.

**Separate WC** 5'8'' x 2'6''

Part tiled and has a cream low flush WC, vinyl flooring, Upvc double glazed obscure window.

**Bathroom** 5'8'' x 4'10''

Fully tiled and furnished with a white suite comprising of a bath with electric shower above and a vanity wash basin. Upvc double glazed obscure window.



**Exterior & Gardens**

Double block paved driveway to the front of the property. There is an outbuilding and a level family sized garden to the rear of the property.



**To view this property**

Please contact Barras Thompson on 01246 432211

**For offer procedure**

Please see overleaf

