

**Entrance Lobby 6'9'' x 3'4''**

Staircase to first floor, central heating radiator. Storage cupboard housing the electric meter and fuse box.

**Kitchen 12'4'' x 7'**

Light oak kitchen fitted with base and wall cabinets with contrasting dark worktops over, single stainless sink with mixer tap above which is a rear facing Upvc double glazed window. Stainless hob and built in at eye level there is a stainless electric oven. Plenty of storage space is further complimented by a large walk in under stairs pantry area with shelving and side facing obscure Upvc double glazed window. Has a side facing Upvc double glazed door, vinyl flooring, central heating radiator.



**Lounge 19'7'' x 9'6''**



Neutral décor and newly laid carpeting, there is an attractive fire surround with marble back and hearth with living flame gas fire fitted. The back boiler is housed behind the fireplace. Plenty of natural light is allowed in by having front facing Upvc double glazed bay window and there are French doors leading out onto the garden area. Central heating radiator to the front and a smaller radiator to the rear.



**Bedroom One 12'6''** (measurement not taken into wardrobe space) x 9'3'' Again has neutral decor and carpeting and there is built in wardrobes with drawers and a further over stairs cupboard has hanging rail.

**Bedroom Two 10'9'' x 9'6''**

Rear facing window with radiator beneath. Again has built in cupboard with hanging rail.



First floor landing has access into loft space, side facing Upvc double glazed window and airing cupboard with storage shelving.

**Bathroom 5'5'' x 6'7''**

Recently refurbished with newly fitted white bathroom suite and contemporary wall tiling. Side facing obscure Upvc double glazed window, ladder style central heating radiator/towel rail and ceramic tiled floor.



**Exterior & Gardens**

At the rear there is a paved seating area with feature circular stones, has lawn and a brick built store. The garden is enclosed to two sides by timber fencing into concrete posts and a brick wall at the bottom.

**General Information**

The washing machine is included in the sale.

**To view this property**

Please contact the office on 01246 432211

**For offer procedure** please see overleaf

