

The property briefly comprises:

**Kitchen** 14'2'' x 10'2''

Well furnished with a range of base and wall cabinets with cherry wood finish, china displays, sets of drawers, contrasting dark worktops. There is a range style stainless cooker with double electric oven and five ring gas hob with complimenting stainless chimney style extractor fan over. Plumbing for a dishwasher, one and a half stainless sink with mixer tap above which is a front facing window. Space and point for a fridge/freezer. Wooden effect ceramic floor tiling. Side facing window with radiator beneath.



**Lounge** 11'4'' x 14'

Has neutral décor, the main focal point is the contemporary fireplace with stainless electric fire fitted. Front facing French doors. Three central heating radiators fitted, coving to ceiling.



**Master Bedroom** 12'8'' x 12'11''

A spacious master bedroom with stripped and varnished floorboards, vertical designer radiator. Rear French doors with windows at either side.

**Bedroom Two** 8'6'' x 11'6''

A good sized bedroom with fitted furniture including wardrobes and drawers. Rear facing window, central heating radiator.



**Bedroom Three** 9'11" x 7'5"

Again has fitted furniture including wardrobes and drawers. Has a side facing window and a designer vertical central heating radiator.

**Occasional Room** 12'3" x 5'9"

Currently being used as a bedroom, there is built in wardrobe with hanging rail and shelf. Central heating radiator, side facing French doors and window.



**Bathroom** 10'2" x 5'6"

Part tiled and furnished with a white suite comprising of panelled bath with chrome mixer tap, plumbed in shower and extending shower screen. Wall hung wash basin, low flush WC, ceramic tiled floor. Period style central heating radiator, side facing obscure window. Coving to ceiling.

A separate staircase leads down to a cellar being currently used as a utility room/storage area.



**General Information**

The property benefits from cavity wall and loft insulation fitted in February 2010, and solar panels have been installed October 2010.

**To View** Please contact Barras Thompson on 01246 432211

**For offer procedure:** please see overleaf.

**Energy Performance Certificate**

