

The property is entered through a upvc entrance door into a most useful entrance porch, leading into ...

Entrance Hallway

Has staircase to first floor, central heating radiator.

Lounge 13' x 10'

The main focal point of this neutrally decorated room is the chimney style fireplace with living flame gas fire resting on a marble hearth. Laminate flooring. Central heating radiator. Front facing window.

Separate Dining Room 8'9" x 9'2"

Has neutral décor, laminate flooring, rear facing patio door leading out onto the garden. Central heating radiator.



Kitchen 9'4" x 11'5"

Beautifully fitted with a range of contemporary design base and wall cabinets having white high gloss fronting and black wall cabinets. The kitchen features a black and white ordinating wall tiling throughout and an integrated extractor fan. On the wall above which is a rear facing window. A washing machine is located under the stairs walk in. The floor is covered in a mosaic effect quality vinyl.



First Floor Landing

Access into loft. Side facing window.

Bedroom 1 12'9" x 10'

Well presented master bedroom, benefits from built in furniture including wardrobes, drawers, over bed cabinets, and



display shelving. Rear facing window has central heating radiator beneath.

Bedroom 2 10'5" x 10'

A second double bedroom, again has built in furniture including wardrobes and study area, ideal teenagers room. Front facing window, central heating radiator.

Bedroom 3 7'5" x 9'7"

To one wall there are built in wardrobes with vanity area between. Rear facing window, central heating radiator.

Bathroom 6'2" x 6'2"

Fully tiled and furnished with a cream suite comprising panelled bath with twin hand grips and mixer taps with shower handset. Vanity wash basin set onto cabinet, low flush w.c. Front facing obscure window. Central heating radiator. Spotlights to ceiling.

Exterior & Gardens

The front of the property is block paved to allow car parking for several vehicles and the garage runs the full length of the house. At the rear is a paved, enclosed garden with shed.

To view this property Please contact Barras Thompson on 01246 432211

For offer procedure Please see overleaf.