

Upvc entrance door leads into the hallway with staircase to first floor, central heating radiator, and built in cloaks cupboard housing the central heating boiler.

Lounge 27' x 11'4" (at its widest point) 7'6" (at the narrowest)

Quality solid wooden flooring throughout there is co-ordinating wall coverings and border with coving to ceiling. The main focal point is an antique pine fireplace and matching hearth with feature tiled insets. Front facing Upvc leaded double glazed window has central heating radiator beneath and at the rear of the room there is a further radiator. Upvc double glazed French doors lead out onto the garden.



Kitchen 11'x 7'3"

The kitchen is fitted with base and wall cabinets in a modern beech design with brushed steel handles and contrasting dark worktops. Plumbing for an automatic washing, plumbing for a slimline dishwasher, space and point for a gas cooker. Stainless sink has side facing Upvc double glazed window above. There is a breakfast bar fitted above the central heating radiator. Under stairs storage cupboard. Marmoleum flooring. Rear Upvc double glazed access door.



First Floor Landing has a side facing Upvc double glazed window and gives access into the loft space.

Bedroom One 8'9" x 13' (this measurement has not been taken into wardrobes) Very well furnished with a range of bedroom furniture includes built in wardrobes with sliding doors, hanging rails, drawers and shelving. To the front facing wall there is a Upvc double glazed window with central heating radiator beneath, and an extensive range of vanity cabinets with drawers, extending into the corner, with a further bedside cabinet to be included.

Bedroom Two 8'3" x 12'

Another double bedroom with a rear Upvc double glazed window with central heating radiator beneath.

Bedroom Three 9'7" x 6'1"

A single bedroom with a front facing Upvc double glazed window with central heating radiator beneath.

Bathroom 6'1" x 6'8"

Fully tiled and furnished with a champagne three piece suite comprising panelled bath with an Aquatronic electric shower above, pedestal wash basin, low flush WC and shower rail. Obscure Upvc double glazed window, tiled floor and central heating radiator.

Exterior & Gardens

Plenty of car parking is a feature of this family house, the gated driveway is attractively block paved with further car parking provided by the car port that leads to the detached brick built garage with up and over door and security lighting. At the rear of the property there is a fully enclosed attractively landscaped garden, creatively designed with timber decking, pond and rockery. The pond also has the addition of a waterfall that is powered by the external electric point from the garage A greenhouse is included in the sale. The garage is larger than average to accommodate workshop space at the rear.



To view this property

Please contact the Eckington branch on **01246 432211**

For offer procedure

Please see overleaf.