

The property is entered through a UPVC entrance door, opens into

Entrance lobby

With staircase to first floor, built in cloaks cupboard. Attractively covered central heating radiator.

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



This spacious lounge/dining room is decorated in soft neutral tones, broken by a wooden dado rail around the room. The main focal point is the antique pine fire surround with marble back and hearth, on which rests an electric coal effect period style fire. There is laminate floor fitted throughout, extending into the Dining Area entered through the open archway. Plenty of natural light is allowed in by having both a front facing UPVC double glazed with central heating radiator beneath, and to the Dining Area, there are UPVC double glazed French doors. Further central heating radiator. Coving to ceiling.



Kitchen 11' x 7'3"



Well furnished and presented with a range of Shaker style cabinets with cream fronts and brushed steel handles. There are wall and base cabinets lining two walls. Beech block worktops into which a one and a half composite sink is inset, with mixer taps, and above is a side facing UPVC double glazed window. Built in electric oven with space for a microwave above. Gas hob has extractor fan above. Housing for a fridge/freezer. Plumbing for an automatic washing machine. Laminate flooring. Rear UPVC double glazed



access door. Central heating radiator. Most useful walk in under stairs storage cupboard.

First Floor Landing

Has side facing UPVC double glazed window. Access into the partially boarded loft space. Central heating radiator. Over stairs cupboard houses the combination boiler which was installed approx. 1 year ago and is still within the guarantee.

Bedroom 1 8'2" x 13'1" (This measurement has not been taken into the wardrobe space.)

This master bedroom is light and airy, and has a range of fitted furniture to one wall, includes: triple wardrobe, combination unit with wardrobe and drawers beneath, in addition there is a storage area. Front facing UPVC double glazed window has central heating radiator beneath.

Bedroom 2 8'3" x 12'

A second double bedroom, ideal for the family. Rear facing UPVC double glazed window, central heating radiator beneath.

Bedroom 3 9'7" x 6'1"

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

Bathroom 6'1" x 6'8"

Fully tiled and furnished with newly installed white suite comprising panelled bath with chrome taps, Triton electric shower wall mounted above. Shower rail fitted. Pedestal wash basin has matching taps, low flush w.c. Central heating radiator. Rear facing obscure UPVC double glazed window. Vinyl flooring.

Exterior & Gardens

There is ample car parking provided by the generous driveway, accommodating up to four vehicles, and leading to a brick built garage. Outside store. At the rear is a level garden, enclosed and safe for the family. The property enjoys privacy at the front by a mature and well stocked garden.

To view this property

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

For offer procedure

Please see overleaf.