

The property is approached from a double fronted driveway with a pleasant side path leading to a decorative side facing entrance door, opening into...

Entrance Hallway 6'3'' x 7'

Has staircase to first floor and central heating radiator. Coving to ceiling.

Cloakroom 5'9'' x 3'5''

Furnished with a white suite comprising of vanity wash basin unit with chrome taps and low flush w.c. Has extractor fan fitted and central heating radiator.

Kitchen 10'8'' (measurement taken into bay window) x 11'2''

This delightful modern kitchen is furnished with an excellent range of base and wall units with pleasant mosaic effect tiling and complimenting granite effect worktops. One and a half stainless steel sink with stainless mixer taps which is set into the front facing double glazed bay window. Slot under stainless steel electric oven and stainless steel gas hob with integrated extractor fan fitted above. Benefits from an integral fridge and plumbing for an automatic washing machine. Has side facing double glazed window and central heating radiator. Ceramic tiles to floor.



Lounge/Dining Room 20' x 12'9''

This beautiful family living space features a modern beech and chrome fire surround with black marble hearth and matching back, onto which is inset a living flame gas fire. An under stairs cupboard provides additional storage facilities. Has rear facing double glazed patio doors giving access into garden area and rear facing double glazed window with central heating radiator beneath. A further central heating radiator to pleasant spacious dining area. Coving to ceiling.



Landing 6'9'' x 3' Has access into loft space and coving to ceiling.

Bedroom One 11' x 12'10'' (measurement excludes the fitted furniture)

The main feature of this delightful master bedroom is a good range of quality fitted wardrobes to one wall in a birch finish, with matching dressing table area having draws to both sides. Has rear facing double glazed window with central heating radiator beneath. Decorative coving to ceiling and beech laminate floor.



En Suite 4'11" x 8'6"

Fully tiled with attractive mosaic tiles and finished with a white suite comprising of a walk in shower cubicle with curved shower screen, pedestal wash basin with chrome taps and low flush w.c. Has central heating radiator, fitted extractor fan and shaver point. Spotlights to ceiling and vinyl flooring.

Bedroom Two 11'7" x 12'3"

This second double bedroom benefits from a double wardrobe with hanging rail. Has front facing double glazed window with central heating radiator beneath.

**Bedroom Three 9'2" x 8'4"**

A larger than average third bedroom, front facing double glazed window with central heating radiator.

Bathroom 7'7" x 5'

Fully tiled with attractive mosaic tiles and border, and furnished with a white suite comprising of an antique pine panelled bath with chrome twin handgrips and chrome Victorian style mixer taps creating a shower handset. Pedestal wash basin with chrome taps and low flush w.c. Has side facing obscure double glazed window. Benefits from a shaver point and an extractor fan fitted. Complimenting ceramic tiled floor and spotlights to ceiling.

Exterior & Gardens

This delightful property occupies a generous corner plot with gardens to sides and rear. A double front driveway provided ample off road car parking facilities with single garage.

**General Information**

Situated in the village of Killamarsh, close to all local amenities to include, shops, schools and leisure centre.

To view this property

Please contact Barras Thompson on 01246 432211

For offer procedure

Please see overleaf.

FOR ENERGY PERFORMANCE CHARTS AND FLOORPLAN, PLEASE SEE OVERLEAF.