

The property is entered through a decoratively Upvc double glazed door into...

Entrance Hallway 7' x 11'7"

Impressive hallway has quality bamboo wooden flooring fitted. Staircase to first floor, central heating radiator

Lounge 13'2" x 10'7"

Pleasantly decorated in soft neutral tones with a feature fireplace wall and there is a Louis style fire surround with marble hearth and matching back onto which there's a stainless contemporary electric fire with pebbles fitted. The central heating radiator is beneath the rear facing Upvc double glazed window.



Dining Kitchen 21' x 10'7"



Superbly fitted and presented, there is a range of base and wall cabinets in a rich walnut finish complimented by high gloss dark worktops and neutral wall tiling. Single stainless inset sink with mixer tap above which is a front facing Upvc double glazed window. There is a built under Hotpoint electric oven and Hotpoint stainless gas hob. Space and point for a fridge freezer and there is plumbing for an automatic washing machine. Spotlight fitted to the ceiling in the kitchen area. There is marble flooring throughout extending into the dining area where there is plenty of space for a dining table and chairs. There is Upvc French doors opening out onto the rear garden.

Landing has a front facing Upvc double glazed window.

Bathroom 5'5" x 8'1"

Fully tiled and furnished with a white suite comprising of a panelled bath with Triton electric shower wall mounted above. Pedestal wash basin, low flush WC with integrated child seat and has two ladder style radiators/towel rails. Side facing obscure Upvc double glazed window and ceramic floor tiling.

Bedroom One 11'6" x 10'9"(plus a further recessed area which is ideal for building in wardrobes or a dressing table)

There is a feature decorated wall, rear facing Upvc double glazed window and central heating radiator.



Bedroom Two 8'7" x 13'5"

Two built in wardrobes with hanging rail and shelves, rear facing Upvc double glazed window with radiator beneath. Access into the loft.

Bedroom Three 7'7" x 8'11"

There is a front facing Upvc double glazed window with central heating radiator beneath.

General Information

The property benefits from a new central heating system that is wireless programmable, new radiators with thermostatic valves and a new banister in the hallway. All internal doors are natural pine and are newly fitted with chrome handles. Carpets are included and all the windows have cream roller blinds fitted and are included in the sale. There is also loft and full cavity wall insulation. The property has a full building certificate which makes the property mortgageable and is classed as a standard construction with necessary certificates.

To view this property : Please call us on 01246 432211

For offer procedure & floorplan: Please see overleaf.

