

### Lounge 14' x 11'6"

Has laminate flooring and an open plan staircase to the first floor. The main focal point is the contemporary silver effect fire surround with marble hearth and matching back into which a pebble stainless gas fire is fitted. Front facing double glazed window has central heating radiator beneath. Half glazed French doors open into...



### Family Dining Kitchen

Kitchen 11 x 6'3", Dining 11'9" x 7'8"

The kitchen area is well fitted with a range of base and wall cabinets having beech fronts and contrasting worktops and co-ordinating floor tiling. Built under stainless electric oven, gas hob and stainless extractor fan above. Spotlights to ceiling, one and a half stainless sink with mixer tap with a rear facing window above. Space and point for a fridge/freezer, plumbing for a washing machine. Dining area has laminate floor, central heating radiator, rear facing window. Open archway leads into...



### Family Area 6'6" x 6'6"

With double glazed French doors, side window and central heating radiator. Access into garage where there is plumbing for an automatic washing machine.

### Bedroom One 8'7" x 13'6"

Pleasantly decorated with a front facing window with central heating radiator beneath. Built in airing cupboard with storage shelving.

### Bedroom Two 9' x 9'5"

Second double room. Rear facing window with central heating radiator beneath.

### Bedroom Three 10' x 6'5"

Front facing window with a central heating radiator and built in cupboard.

### Bathroom 6'9" X 5'11"

Fully tiled and furnished with a white suite comprising of panelled bath with plumbed in shower, pedestal wash basin and low flush WC. Ceramic floor tiling, rear obscure window and central heating radiator.

### Exterior & Gardens

The front is block paved to allow plenty of car parking space. At the rear of the property is an enclosed good sized garden with paved patio, steps lead to gravelled area with circular feature patio. The garage may also be accessed from the kitchen.

### General Information

The property benefits from Upvc double glazing.

### To view the property

Please contact the office on 01246 432211

### For offer procedure

Please see overleaf

