

Entrance Porch 5'8" x 5'

Front facing leaded double glazed window, central heating radiator.

Lounge 13'9" x 13'11"

With neutral décor and wooden flooring, a most pleasant sitting room with open plan staircase to first floor. Front facing leaded double glazed window with central heating radiator beneath.

Dining Kitchen 13'11" x 11'4"

Furnished with a range of base and wall cabinets with a medium oak finish, complimenting worktops and wall tiling. Single sink with mixer taps has a leaded rear double glazed window above. Built under Bosch electric oven and gas hob. Space and point for a fridge/freezer. Plumbing for a dishwasher. Wooden flooring. Central heating radiator. Plenty of space for dining furniture. Double glazed French door open into ...

**Conservatory** 12' x 12'

Opens up a whole wealth of possible uses, being fully double glazed. There are cabinets to the rear wall with power points and plumbing to house a washing machine and a dryer.

Landing Access into the loft space.

Bedroom 1 8'7" x 13'11" (Overall measurement taking into account recess)

This master bedroom has a large over stairs airing cupboard with shelving. Two front facing leaded double glazed windows with central heating radiator beneath.

Bedroom 2 10'7" x 7'6"

Rear facing, leaded double glazed window with central heating radiator beneath.

Bedroom 3 6'1" x 7'7"

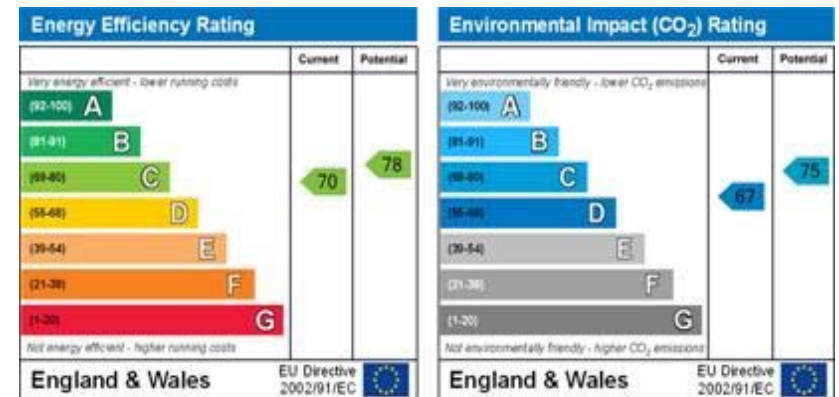
Rear facing leaded double glazed window with central heating radiator beneath.

Bathroom 8' x 4'10"

Part tiled with a co-ordinating raised tile border and furnished with a champagne suite comprising panelled bath with chrome twin hand grips and chrome taps. Wall mounted electric shower above with folding shower screen. Extractor fan. Pedestal wash basin with chrome taps, low flush w.c. Side facing obscure leaded double glazed window. Central heating radiator. Vinyl flooring.

Exterior & Gardens

Off road car parking is provided by the side driveway. At the rear is a level garden mainly laid to lawn with a paved seating area.



To view this property Please contact the agents on 01246 432211
For offer procedure Please see overleaf.