

Front entrance doors opens into entrance lobby with under stairs storage area.

**Kitchen 8'7'' x 11'8''**

Furnished with a range of base and wall cabinets with soft cream fronts, brushed steel handles, beech block effect worktops over, built under electric oven, gas hob with extractor fan above. Space and point for an automatic washing machine, space and point for a fridge/freezer, one and a half inset stainless sink with mixer tap above which is a rear facing Upvc double glazed window. Ceramic floor tiling, central heating radiator, built in cupboard and spotlights to ceiling. Side facing stable door gives access to the garden.



**Lounge 15'2'' x 12'9''**

The main focal point is the Adams style fire surround with marble hearth and matching back with a living flame gas fire installed. Front facing Upvc double glazed window with central heating radiator beneath and there's oak effect laminate flooring.



Rear hallway has staircase to first floor and central heating radiator.

**Bathroom 7'6'' x 5'**

Part tiled and furnished with a white suite comprising: panelled bath, chrome taps and twin handgrips, Myra electric shower wall mounted above. Pedestal wash basin with matching taps, low flush WC, ceramic floor tiling, central heating radiator and rear facing obscure Upvc double glazed window.

First floor landing has access into loft space, over stairs cupboard and front facing Upvc double glazed window.

**Bedroom One 11'2'' x 12'4''**

Has built in wardrobes, front facing Upvc double glazed window and central heating radiator.

**Bedroom Two 10'6'' x 9'7''**

Another double bedroom with a rear facing Upvc double glazed window and central heating radiator.

**Bedroom Three 9' x 8'10''**

Rear facing Upvc double glazed window, central heating radiator.

**Exterior & Gardens**

The house stands well back from the main road with attractive lawned frontage with trees. At the rear is an enclosed garden, out building, and car parking space.

**To view this property**

Please contact the agents on 01246 432211

**For offer procedure**

Please see overleaf.



