

The property is approached through front lawned garden with side driveway, and is entered through the double glazed entrance door, opening into ...

Entrance lobby

Has staircase to first floor. Artex, coving and spotlights to ceiling. Karndean flooring. Central heating radiator.

Lounge 15' x 11'6"

Decorated in restful neutral tones, the main focal point is the mahogany fire surround with marble hearth and matching back, into which a living flame gas fire is inset. Front facing double glazed bay window has central heating radiator beneath. Coving and artex to ceiling. Karndean flooring. Archway through to ..



Dining Room 12' x 6'9"



Has matching décor and Karndean flooring. Rear facing double glazed French doors open out onto the superb decking. Central heating radiator.

Kitchen 11' x 7'6"

Fitted with a range of base and wall units with linen effect fronts and a medium oak trim, complimenting worktops and tiling. Built in double electric oven, electric hob with



extractor fan fitted above. Plumbing for an automatic washing machine. Rear facing double glazed window is above a one and a half, coloured sink with matching mixer taps. Understairs storage pantry. Border and coving to ceiling. Karndean flooring. Central heating radiator. Double glazed rear access door.

First Floor Landing

Side facing double glazed window. Access into loft space. Coving, artex and spotlights to ceiling. Airing cupboard, and a further overstairs cupboard.

Bedroom 1 8'2" x 14'5"

This is a spacious master bedroom, overlooking the pleasant garden from the rear facing double glazed window. Coving and artex to ceiling. Karndean flooring. Central heating radiator.

Bedroom 2 7'9" x 9'1" (This measurement has not been taken into the wardrobes)

A second double bedroom with built in wardrobes to one wall, there is a front facing double glazed window, central heating radiator. Karndean flooring.

Bedroom 3 8'1" x 6'2"

This single bedroom has a rear facing double glazed window, with a central heating radiator beneath.

Bathroom 6'7" x 6'1"

Part tiled and furnished with an Indian Ivory suite of antique pine panelled bath with chrome mixer taps, and a Triton electric wall mounted shower above. Pedestal wash basin with mixer taps, low flush w.c. Central heating radiator. Karndean flooring. Front facing translucent double glazed window.

Exterior & Gardens

Car parking is provided by the driveway car parking, leading to the garage. To the rear of the property is a garden, enclosed with quality fencing set into concrete posts. Feature decking and paths lead to a circular patio, beyond which has been gravelled for low maintenance.



To view this property Please contact

Barras Thompson on 01246 432211

For offer procedure Please see overleaf

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	62		69
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small>		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	