

The property is entered through a uPVC entrance door with matching side panel opens into ...

Entrance Hallway 12'6" x 4'11"

Central heating radiator.

Lounge 15'2" into the bay window x 13'5"

The main focal point is the Adams style fireplace with marble hearth and matching back into which a living flame gas fire is inset. A real feature of this pleasant sitting room is the built in window seat beneath with front facing uPVC double glazed bay window. Central heating radiator. Coving to ceiling.



Dining Kitchen 12' x 13' 6"

Furnished with a range of base and wall cabinets with light oak fronts, antique style handles, open galleried display shelving. Built under electric oven, ceramic hob. One and a half stainless sink with mixer taps, plumbing for an automatic washing machine and a dishwasher. There is a brick fireplace with chimney. Ceramic floor tiling. Central heating radiator. Open plan staircase to first floor has antique pine spindles and treads. Open archway through to



Conservatory 7'8" x 14'

Directly accessed from the dining kitchen to create an additional sitting/entertaining room. Has laminate flooring fitted, and a central heating radiator, making this useable all the year round. Fully double glazed, doors lead into the garden.

Bedroom 1 12'6" x 10'10"

Front facing uPVC double glazed window, central heating radiator. Coving to ceiling.

Bedroom 2 9'7" x 12'

Another double room, which could be used as a separate dining room if preferred. Laminate flooring. Central heating radiator. Rear facing uPVC double glazed window.

Shower Room 8'9" x 7'

Fully tiled, there is a double shower cubicle, pedestal wash basin, low flush w.c. Built in cupboard with shelving. Obscure rear facing uPVC double glazed window, central heating radiator. Ceramic tiled floor. Coving to ceiling.

The staircase from the Dining Kitchen rises up to the **Loft Conversion**

Directly at the head of these stairs is a **spacious room** 10' x 7'5" with a smaller **Inner storage room** – with under eaves storage. This then leads to ..

Bedroom 3 13'5" x 10'2"

Another good sized double bedroom with central heating radiator, side facing window.

Exterior & Gardens

Extensive block paving continues down the long side driveway providing car parking for several vehicles. The property stands well back from the road, and therefore there is further scope to use part of the front garden for additional vehicles.

At the rear there is also a generous sized garden, mainly laid to lawn for easy maintenance, with a paved seating area, and is enclosed by mature hedging. A brick built detached garage further compliments this individual home.

