

The property is entered through a hardwood entrance door into entrance hallway and has staircase to first floor.

**Lounge/ Dining Room** 25' x 11'10'' tapering to 7'5''

Has neutral decor, front facing leaded bay window with radiator beneath, antique pine fire surround with an electric coal effect fire resting on a marble hearth.



**Kitchen** 12'7'' x 7'6''

Side facing hardwood access door, rear facing window with sink beneath. Plumbing for an automatic washing machine.



**Bedroom One** 9'6'' x 11'9'' (plus a further recess ideal for building in furniture 2'2'') Has two front facing leaded windows, large over stairs cupboard.

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

Front facing window, central heating radiator beneath.

**Bedroom Three** 9'6'' x 6'10''

Radiator beneath the front facing window.

Landing has access into loft and side facing window.

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

Part tiled and furnished with a grey suite comprising of panelled bath with twin hand grips, chrome mixer taps with wall mounted shower handset and circular shower rail. Pedestal wash basin, low flush WC, side facing obscure window, central heating radiator.

**Exterior & Gardens**

The property enjoys a secluded position, away from the main cul-de-sac, and has driveway car parking, and a gated secure garden which is lawned and enclosed by mature hedging, backing onto the Rother Valley Country Park. A garden shed is also included.

**To View the Property**

Please contact the Eckington office on 01246 432211

**For Offer Procedures**

Please see overleaf.