

Upvc entrance door with matching side panel, opens into...

Entrance Hallway 9' x 3'7''

With staircase to first floor. Central heating radiator. Karndean flooring.

Utility Room/Study Area 7' x 8'9''

Generously sized and has internet connection, power points etc. Side facing obscure double glazed window. Wall mounted cupboard.

Lounge/ Dining Room 10'3'' x 22'9''

Plenty of natural light is allowed into this neutrally decorated room with double glazed window to both front and rear, each having a central heating radiator beneath. The main focal point is the antique pine fire surround with marble hearth and matching back, into which a living flame gas fire is fitted, and behind is the central heating boiler. Coving to ceiling, quality vinyl flooring



Kitchen 8'1'' x 11'2''

Very well fitted with a good range of base and wall units, modern in design and with a birch finish, complimenting worktops and tiling. Space and point for a gas/electric cooker. Housing for a fridge, above which is a cupboard with additional storage shelves. Single stainless sink. Rear access Upvc double glazed door with matching side window. Central heating radiator.



First Floor Landing Has access into the part boarded loft space with ladder and light.

Bedroom One 11'6'' x 10'1''

Beautifully decorated having a feature wall and benefits from a range of built in furniture including wardrobes, and matching drawers. In addition, there is also a large built in cupboard with a hanging rail and shelves. Front facing double glazed window has central heating radiator beneath.

Bedroom Two 11'3'' x 7'

This second double bedroom again benefits from built in furniture comprising of wardrobes to one wall, matching drawers. Rear facing double glazed window, central heating radiator.

Bedroom Three 12' x 5'7''

A single bedroom with a fitted wardrobe, and a further built in cupboard. Front facing double glazed window has central heating radiator beneath.

Bathroom 7' x 7'8''

Superbly presented, part tiled and furnished with a white suite comprising of a shaped bath with wall mounted shower above, chrome taps and shower handset. Vanity wash basin with matching taps and low flush WC. Rear facing double glazed obscure window, chrome towel rail/radiator and vinyl flooring.



Exterior & Gardens

At the rear is a most attractive garden, enclosed with fencing set into concrete posts, laid with lawns, gravelled areas and having patio and decking making this a very nice home for the family. The front is block paved and allows parking for two/three cars.



General Information

Ideally situated within easy access of all local amenities, including shops, schools and leisure centre. The property benefits from a driveway providing off road parking, alarm and approved smoke alarms fitted. No onward chain involved.

To view this property Please contact Barras Thompson on 01246 432211

For offer procedure Please see overleaf