

### Entrance Hallway

Central heating radiator.

### Cloakroom/w.c. 7'4" x 2'9"

Furnished with a white suite of low flush w.c., vanity wash basin. Vinyl flooring. Central heating radiator.

### Kitchen 12'6" x 6'1"

Well fitted with a modern design kitchen having high gloss black fronts, brushed steel handles, complimenting worktops and wall tiling. Built in stainless electric oven, hob, chimney style extractor fan above. Integrated fridge/freezer. Plumbing for an automatic washing machine. One and a half sink with mixer taps above which is a front facing window. Slate effect laminate flooring. Central heating radiator.



### Lounge 18'1' X 13'

The measurement has been taken into the walk in bay which has French doors and windows to each side. Central heating radiator. Understairs storage cupboard.



### First Floor:

Bedroom 13" x 10'6"

Two rear facing windows, gas central heating

Bedroom 6'2" x 10'11" 13 x 3'5" (L shape)

Two front facing windows, central heating radiator.

### Bathroom 6'6" x 6'7"

Part tiled bathroom with white suite, including bath, pedestal low flush WC, obscure side facing, with spot lights to ceiling and extractor fan, central heating radiator, with vinyl flooring.

Separate staircase to second floor:

### Master Bedroom 9'3" x 14'6"

A suite style loft bedroom, central heating radiator

### En suite 9'6" x 9'8"

Vinyl flooring, storage room, shower with curved screen, low flush pedestal, rear facing window and central heating radiator beneath.



### Exterior & Gardens

There is off road car parking to the front, at the rear is a level lawned garden.

### To View

Please contact Barras Thompson on 01246 432211

For offer procedure: please see overleaf.

