

Front decoratively glazed entrance door into entrance hall with staircase to first floor and has central heating radiator. Cloak room with built in cupboards, white low flush WC and side facing window.

**Lounge** 17'2'' x 9'10''

Front facing window with radiator beneath, patio doors into sun room. Fire surround and hearth with a living flame gas fire inset, central heating radiator. Archway leads through to...



**Dining Kitchen** 12'8'' x 11'6''

Very well presented and fitted with a range of base and wall cabinets in a medium oak finish, brush steel handles, coordinating work tops and matching backs, built in Neff double electric oven, gas hob with chimney style extractor fan above. Integrated washing machine, one and a half composite sink with mixer tap above which is a rear facing window. Radiator fitted.

**Sun Room** 9'1'' x 7'9''

A most pleasant pace to sit and enjoy garden views. Has had a new roof recently fitted, central heating radiator.



**Utility Room** 5' x 5'10''

With worktops under which there are spaces and point for appliances. Rear entrance lobby leads into the garden.

First floor landing has a cupboard housing the combination boiler, two windows one to the front and one to the side and a central heating radiator.



**Bedroom One** 9' x 12'7''

Rear facing window with central heating radiator beneath, neutrally decorated.

**Bedroom Two** 9' x 10'

Has a range of wardrobes included, rear facing window with central heating radiator beneath.



**Bedroom Three** 7'9'' x 7'9''

There's a fitted wardrobe with sliding mirrored fronts, radiator is beneath the window.

**Shower Room** 4'4'' x 8'5''

Fully tiled with a corner shower cubicle and plumbed in shower. Vanity wash basin onto storage cabinet and low flush WC. Further decorative cabinet into the corner, chrome central heating radiator /towel rail. Front facing window.



**Exterior & Gardens**

To the rear of the property is a very attractive garden mainly laid to lawn. Car parking at the front.

**General Information**

Recent upgrades include : new combination boiler, kitchen, shower room, quality floorings throughout.

