

Briefly comprises:

**Kitchen** 10'10" x 8'4"

The kitchen was re fitted in April 2010 with a range of base and wall cabinets with light oak cabinets in a contemporary design with brushed steel handles, dark worktops over, complimenting cream wall tiling. Built under stainless electric oven and gas hob, plumbing for an automatic washing machine. Space and point for a fridge/freezer. Composite inset sink with mixer tap above which is a side facing window. Rear access door with translucent window and has matching window to the side.



**Dining Area** 11' x 8'3"

Has plain neutral walls, a clearly defined dining space with a rear window having radiator beneath. Open archway into...

**Lounge** 14'3" x 12'8"

Matching same neutral décor, the main focal point is the modern design fireplace with living flame gas fire. Front facing window, central heating radiator. Under stairs storage cupboard. Built in cupboard houses the meters.

First floor landing has access into loft space, side facing window.

**Bedroom One** 13'1" x 8'10"

This master bedroom has a range of built in wardrobes, front facing window and central heating radiator.



**Bedroom Two** 9'3" x 7'7" (this measurement has not been taken into the wardrobes) Double bedroom with a range of built in wardrobes to one wall. Rear window has radiator beneath.

**Bedroom Three** 10'4" x 6'9"

Has an over stairs cupboard with hanging rail and shelves, front facing window and central heating radiator.

**Bathroom** 6'4" x 6'2"

Part tiled and furnished with a whisper grey suite comprising of panelled bath with chrome twin hand grips and chrome taps, electric shower wall mounted above and there is a shower rail fitted. Pedestal wash basin and low flush WC. Vinyl flooring, central heating radiator, rear facing obscure window.

**Exterior & Gardens**

At the rear is a level enclosed garden with lawn. There is plenty of car parking afforded by the driveway leading to a sectional garage.



**General Information**

The property benefits from Upvc double glazing throughout.

**To view the property**

Please contact the office on 01246 432211

**For offer procedure & energy performance certificate**

Please see over leaf.