

The property is approached through a block paved driveway, with ample parking for two cars, leading to the ...

**Entrance Porch** 4'9" x 3'8"

Fully double glazed door and windows, a very useful porch in which to store coats, shoes etc. Central heating radiator.

**Lounge** 16'7" X 11'9"

A stunning lounge with contemporary fireplace and décor, further enhanced by oak flooring. Front facing leaded window. Central heating radiator. Open plan staircase to first floor.



**Dining Room** 10'8" x 10'10"

A separate dining room with a pine dado rail at mid height, pine skirtings fitted over the laminate flooring. Rear facing leaded French doors with matching side panels, open out onto the delightful rear garden and stunning country views.



**Kitchen** 11'7" x 12'8"

An extensive range of base, wall and drawer units with a beech finish and brushed steel handles. Stoves stainless electric oven with gas hob and chimney extractor fitted above. High gloss granite effect worktops over, and multi coloured wall tiling. Stainless circular sink and drainer with mixer tap, above which is a rear facing window with views over the garden. Integrated fridge and plumbing for washing machine. Central heating radiator. Natural pine skirtings. Vinyl flooring. Rear access door.



**First Floor Landing** 12'3" x 6'11"

Has white spindled balustrade. Access into loft space. Central heating radiator. Overstairs storage cupboard.

**Master Bedroom** 16'2" x 10'8"

A suite style room enjoying magnificent views across open countryside through leaded French doors and Juliette balcony. Has laminate flooring, natural pine skirtings and architraves. Spotlights to ceiling. Central heating radiator. T.V. point.

**En Suite Shower Room** 5'9" x 5'2"

Fully enclosed, tiled shower cubicle with mixer power shower. White low flush w.c. Belfast style sink set onto storage cabinet. Tiled flooring. Side facing leaded obscure window. Spotlights to ceiling. Extractor fan. Access into additional loft space.



**Family Bathroom** 8'11" x 10'6"

Superbly presented being part tiled and furnished with a white suite of corner bath with chrome taps, pedestal wash basin with matching taps, low flush w.c. In addition there is a separate enclosed shower cubicle. Front facing leaded translucent window. Tiled flooring. Central heating radiator.

**Bedroom 2** 9'4" x 11'8"

Another double room, with laminate flooring and pine skirtings and architraves. Front facing leaded window, central heating radiator. T.V. point.

**Bedroom 3** 11'8" x 6'9"

This is a good sized third bedroom, and again enjoys the magnificent views through the rear facing leaded window. Laminate flooring and skirtings have been stained to match. Central heating radiator. Telephone point.



**Exterior & Gardens**

The rear garden has been creatively landscaped with levels of decking, surrounded by mature trees and is adjoined to open field with stunning views. Larger than average integral garage has power, space for a freezer and hot and cold water plumbing.

**To view this property :** Please contact Barras Thompson on 01246 432211

**For offer procedure :** Please see overleaf.

