

The property is entered through the UPVC entrance door into entrance hallway.

### Entrance Hallway

With staircase to first floor. Has co-ordinating wall coverings above and below a dado rail. Central heating radiator, coving to ceiling.

### Lounge 11'10'' x 14'6''

The main focal point of the neutrally decorated sitting room is the dark oak fire surround with marble hearth and matching back into which a contemporary stainless pebble effect living flame gas fire is inset. Front facing UPVC leaded double glazed bow window with central heating radiator beneath. Decorative dado rail matches coving to ceiling where there is also a ceiling rose Open archway leads to ...



### Dining Room 11'1'' x 8'2''

With matching décor to the lounge and a ceiling rose. This separate dining room has a rear UPVC double glazed patio door which opens onto a paved seating area and enjoys pleasant garden views.

### Kitchen 7'3'' x 9'4''



Very well fitted with a range of base and wall cabinets in a medium oak finish, with white tiled worktops over and matching wall tiling. Integrated wine rack. Built in double electric oven, gas hob and integrated extractor fan. One and a half composite sink with brass Victorian mixer taps above which is a rear



facing UPVC double glazed window. Plumbing for an automatic washing machine, space and point for a larder fridge beneath the worktop. Side facing UPVC double glazed access door and terracotta ceramic floor tiling.

### First Floor Landing

Access into loft, airing cupboard, side facing UPVC double glazed window.

### Bedroom One 8'11'' x 13'

Features a range of fitted furniture to two walls, including wardrobes, over bed cabinets and display areas. Front facing UPVC leaded double glazed window with central heating radiator beneath. Coving and spotlights to ceiling.



### Bedroom Two 8'8'' x 11'

This second double bedroom has neutral décor and a white wooden dado rail around the room. Rear facing UPVC double glazed window with central heating radiator beneath. Coving and stainless spotlights to ceiling.

### Bedroom Three 10'2'' x 5'11''

Has a built in Childs wardrobe, front facing UPVC leaded double glazed window with central heating radiator beneath.

### Bathroom 6'1'' x 7'5''

Fully tiled and furnished with a mahogany panelled bath with brass twin hand grips, Victorian style taps with shower handset. Pedestal wash basin with matching taps and low flush WC. Rear facing obscure UPVC double glazed window, central heating radiator and ceramic tiled floor.

### Exterior & Gardens

Plenty of car parking supplied by the side driveway leading to a detached brick built garage, which is secured by attractive wrought iron gates. At the rear of the property is a thoughtfully designed garden with seating area and raised lawn.

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

**For offer procedure** Please see overleaf.