

The property is entered through the decoratively double glazed door opening into **Entrance lobby** With staircase to first floor, central heating radiator.

Lounge 17'4" x 10'3"

The main focal point is the feature wall with decorative fire surround into which a living flame gas fire is inset and standing on a marble hearth. The wooden dado rail around the room further enhances the décor of this most pleasant sitting room. Plenty of natural light is allowed in by having a front facing double glazed window with central heating radiator beneath, and the rear facing double glazed French doors opening out onto the patio. Coving to ceiling.



Dining Kitchen 17'4" x 8'8"

Well fitted with a range of antique pine, farmhouse style, base and wall cabinets with complimenting wall tiling and work tops. Has integrated dishwasher, double oven and halogen hob, plumbing for an automatic washing machine, space and point for a fridge/freezer. Single stainless sink with matching mixer taps above which has a rear facing double glazed window. Coving to ceiling. Further front facing double glazed window has central heating radiator beneath.



Rear lobby has a double glazed access door and ..

Cloakroom 7' x 2'5"

Has a white low flush w.c. Rear facing translucent double glazed window.

First Floor Landing

Has a rear facing double glazed window, central heating radiator.

Bedroom One 9' x 12'

This master bedroom has a front facing double glazed window, central heating radiator.



Bedroom Two 9' x 10'

Another double bedroom, again with a front facing double glazed window, central heating radiator.

Bedroom Three 8'1" x 7'6"

A single room, with a rear facing double glazed window, central heating radiator.

Bathroom 6'3" x 5'8"

Fully tiled and furnished with a white suite comprising of a panelled bath with twin hand grips, Mira sport electric shower wall mounted above, and an etched glass shower screen fitted. Pedestal wash basin with Victorian style chrome taps, low flush w.c. Matching bathroom accessories. Rear facing translucent double glazed window has central heating radiator beneath.



Exterior & Gardens

The front is block paved and allows plenty of car parking, at the rear is a generously sized garden with patio, lawn and borders. Scope for extensions subject to the usual planning consents.

Further Information

The property benefits from having a new combination boiler, radiators, new fascias and gutters and was re-pointed all four years ago. The double oven and halogen hob in the kitchen also have an extended warranty.

To view this property

Please contact Barras Thompson on 01246 432211

For offer procedure

Please see overleaf.

