

The property is approached through a pleasant front lawned garden with driveway and pathway leading to a decorative UPVC front entrance door opening into...

**Entrance Hallway** 6'7" x 4'5"

Side facing leaded, double glazed window with central heating radiator beneath. Coving to ceiling. Ceramic tiled floor.

**Cloakroom** 3'8" x 6'7"

Furnished with a pampas suite comprising of pedestal wash basin with chrome taps and low flush w.c. Matching bathroom accessories. Side facing leaded, double glazed window. Ceramic tiled floor.

**Lounge** 17'7" x 15'8"

This open plan lounge is pleasantly decorated in soft neutral tones and features a light oak fire surround with living flame gas fire set on a tiled back and hearth with matching wooden trim. Front facing leaded, double glazed bow window with central heating radiator beneath and second central heating radiator to the rear of the room. Coving to ceiling. Archway leads through to...



**Dining room** 11'7" x 7'8"

This is an ideal room for formal entertaining or family gatherings, with the advantage of fully utilising the conservatory which is accessed from the French doors. Coving to ceiling.

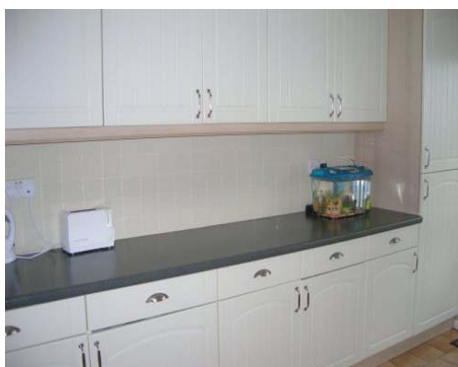


**Conservatory** 10' x 8'

Double glazed and enjoying magnificent uninterrupted views across Ince Piece woods, which must be seen to be truly appreciated. Central heating radiator. Wall lights and power points. Door opens out into garden which directly adjoins open fields.

**Breakfast Kitchen** 13' x 10'4"

Splendid family sized kitchen furnished with extensive base and wall cabinets in a cream shaker style with contrasting dark worktops over, and complimenting wall tiling. Stainless steel sink with stainless taps having a double glazed window above. Space and point for a larger range style cooker. Plumbing



for an automatic washing machine and dishwasher. Space and point for a tumble dryer and fridge freezer. Rear UPVC entrance door with translucent panels gives garden access. Central heating radiator. Ceramic tiled floor.

**Landing** 10'2" x 8'11"

Access into loft space. Airing cupboard. Side facing leaded, double glazed window. Coving to ceiling.

**Bedroom 1** 14'8" x 9'4"

Front facing leaded, double glazed window with central heating radiator beneath. Coving to ceiling.

**Bedroom 2** 12'10" x 9'4"

This second bedroom boasts superb views over open countryside and benefits from built in furniture consisting of wardrobes with hanging rail, shelf and storage cupboards above. Useful display shelving/bookcase. Coving to ceiling. Rear facing double glazed window with central heating radiator beneath.



**Bedroom 3** 9'1" x 8'8"

Front facing and side facing leaded, double glazed windows with central heating radiator to the front. Coving to ceiling.

**Bedroom 4** 8'11" x 6'6"

Benefits from the same magnificent views as bedroom two from the rear facing double glazed with the central heating radiator beneath window. Coving to ceiling.

**Bathroom** 7'1" x 6'2"

Fully tiled and furnished with a white suite comprising of panelled bath with modern design chrome mixer taps. Wall mounted shower fitted above with folding shower screen. Pedestal wash basin with matching taps and low flush w.c. Heated towel rail, extractor fan. Side facing translucent double glazed window. Chrome spot to ceiling. Ceramic tiled floor.

**Exterior & Gardens**

Extensive car parking for several vehicles is provided by the driveway leading to a detached brick built garage with up and over door, power and light. The decked area at the rear of the garden is an ideal place to sit and enjoy the views.

Further Information : please see overleaf.

