

The property is entered through a Upvc decoratively glazed entrance door into entrance hallway with staircase to first floor, covered central heating radiator and laminate flooring. Has door leading into lounge.

Family Room 8'6" x 9'

Has front facing Upvc double glazed window with central heating radiator beneath, laminate flooring.

Inner lobby area is currently being used successfully as a utility area with spaces and points for appliances laminate flooring fitted.

WC 3'9" x 4'5"

Furnished with a white suite of low flush WC, vanity wash basin, central heating radiator, obscure side facing Upvc double glazed window and laminate flooring fitted.

Separate Dining Room 8'5" x 11'

Upvc double glazed French doors open out onto the rear garden. Neutral décor throughout, central heating radiator and laminate flooring.



Breakfast Kitchen 10'11" x 15'8"

Beautifully fitted with an extensive range of beech cabinets, including base and wall, drawers, wine rack. Housing for a dishwasher and washing machine, built under stainless electric oven, halogen hob and stainless chimney extractor fan above. One and a half stainless sink with mixer tap above which is a rear facing Upvc double glazed window. Space and point for an American style fridge/freezer, slate effect laminate flooring throughout, Upvc sliding patio door. Most useful family dining area with breakfast bar, spotlights to ceiling. Half glazed double doors open into...



Lounge 14'7" x 12'3"

The main focal point is the contemporary style fireplace with electric heat and effect fire fitted. Front facing Upvc double glazed bay window with central heating radiator beneath. Coving to ceiling and neutral décor.



Landing has access into loft space, airing cupboard and an attractively covered central heating radiator.

Master Bedroom 19'2'' x 8'6''

A very spacious master bedroom with dressing area. Front facing window has radiator beneath.



En Suite Wet Room 4'9'' x 8'6''

Superbly presented, fully tiled and furnished with contemporary furnishing includes glass circular wash basin with single chrome mixer tap, low flush WC, chrome ladder style central heating radiator/towel rail, enclosed wet space with plumbed in shower. Spotlights to ceiling.

Family Bathroom 6'7'' x 6'

Part tiled and furnished with an Indian Ivory suite comprising of corner bath with electric shower above, pedestal wash basin, low flush WC, central heating radiator, rear facing obscure Upvc double glazed window.



Bedroom Two 13'5'' x 9'9''

Another double bedroom with a front facing Upvc double glazed window and has central heating radiator beneath.

Bedroom Three 9'5'' x 9'8'' (measurement has not been taken into wardrobes) A double bedroom with built in furniture to one wall where there is a triple wardrobe and four sets of drawers beneath. Rear facing Upvc double glazed window, central heating radiator.

Bedroom Four 6' x 7'5''

Has a built in storage cupboard and drawers, front facing Upvc double glazed window with central heating radiator beneath.

Exterior & Gardens

There is a driveway providing car parking for two cars, and leads to a brick built garage with power and light. Enclosed garden at the rear.

To view the property

Please contact the Eckington office on 01246 432211

For offer procedures

Please see overleaf.

