

The property is approached by the extensive block paved driveway leading up to the entrance door opening into...

Entrance Hallway 6'6" x 3'4"

Staircase to first floor. Covered central heating radiator. Coving to ceiling. Medium oak laminate flooring.

Lounge 16'4" x 12'2"

The main focal point of this pleasant sitting room is the contemporary stone effect fireplace with matching back and hearth on which rest a stainless 'pebble' style electric fire. Walk-in square bay leaded double glazed window with a covered central heating radiator beneath. Laminate flooring.



Dining room 11'1" x 8'10"

This generously sized dining room is ideal for entertaining and has a double glazed rear door opening out and enjoying views on to the garden. Medium oak laminate flooring. Covered central heating radiator.



Breakfast Kitchen 11'1" x 9"

Fitted with a range of base and wall cabinets in a light oak finish, with complimenting worktops over and wall tiling. Double stainless oven, five burner gas hob, chimney style extractor. One and a half composite sink with mixer taps. Space and point for a larder fridge. Slate effect laminate flooring.

Cloakroom/w.c 5'3" x 2'9"

Comprising of a low flush w.c and a vanity wash basin, ladder style central heating radiator/towel rail.

Utility Room 5'3" x 4'6"

Plumbing for an automatic washing machine, ladder style radiator/towel rail. Extra space and point for additional appliance. Wall mounted cupboard.

First floor landing

Access to loft space. Central heating radiator. Coving to ceiling. Airing cupboard with storage.

Bedroom 1 14'6" x 10'2"

Benefits from a good range of built in wardrobes with mirrored fronts and to one wall has chest of drawers creating a most useful vanity area. Front facing leaded double glazed window with a central heating radiator beneath. Coving to ceiling. Laminate flooring.

En suite 6'9" x 4'8"

Partly tiled and furnished with a whisper grey suite comprising of an enclosed shower cubicle, low flush w.c and a pedestal wash basin with chrome taps. Front facing translucent leaded double glazed window. Laminate flooring.

Bedroom 2 9'11" x 10'11"

Again this second double room benefits from built in wardrobes with mirrored fronts. Rear facing leaded double glazed window with a central heating radiator beneath.

Bedroom 3 8'6" x 11'6"

Another double room with built in wardrobes and cupboards. Rear facing leaded double glazed window with a central heating radiator beneath. Coving to ceiling.

Bedroom 4 8'1" x 13"

A generous fourth room with a front facing leaded double glazed window with a central heating radiator beneath. Built in wardrobe and an over stairs cupboard providing further storage space. Laminate flooring

Bathroom 8'3" x 6"

Very well presented and Furnished with a white suite of bath, vanity basin, low flush w.c. Obscure window. Ladder style radiator/towel rail.

Exterior and Gardens

The property has an extensive block paved driveway which swoops round the side of the property and in to the rear garden to create a very pleasant sitting area where you can enjoy the delightful enclosed rear garden with lawn.

To view this property

Please contact the agents on 01246 432211

For offer procedure

Please see overleaf