

The accommodation briefly comprises :

**Entrance Lobby** 4 x 4'4"

Could be used as a utility room. Has laminate flooring and fully tiled walls.

**Ground floor w.c.** 4'8" x 6'5"

The laminate floor extends into this room, where there is a white low flush w.c.

**Dining Kitchen** 17'10" x 12'6"

Very well fitted with an extensive range of base and wall cabinets having white fronts incorporating shelves, display areas and book shelves. There are contrasting dark green worktops and complimenting multi coloured wall tiling. A purchaser needs no appliances, as they are all integrated within this superb kitchen, including automatic washing machine, dishwasher, larder fridge and freezer. Built in double electric oven, halogen hob with extractor fan above. One and a half stainless sink with mixer taps, above which is a rear facing leaded double glazed window. The combination boiler is cleverly concealed within one of the cabinets and there is laminate flooring. Plenty of space for a table and chairs to the dining area where there is also a further side facing double glazed window having a central heating radiator beneath. Artex ceiling.



**Lounge** 12'3" x 14'8"

The main focal is the Adams style fire surround with marble back and hearth on which rests an electric fire. Has decorative dado rail around the room which matches the coving and rose to the ceiling which is artexed. Front facing double glazed window, central heating radiator. Under stairs storage cupboard.



**Front Lobby**

The decorative double glazed front door opens into a lobby with staircase to first floor, neutrally decorated.

**First Floor Landing**

Has white spindled balustrade, central heating radiator, access into the loft space. Artex to ceiling.

**Bedroom 1** 11'6" x 8'3" (This measurement has not been taken into the back of the wardrobes)

This master double bedroom has built in wardrobes to one wall with mirrored fronts. Front facing double glazed window, central heating radiator. Artex ceiling.



**Bedroom 2** 9'2" x 12'3"

Pleasantly decorated with co-ordinating wall coverings, this second double bedroom has coving and artex to ceiling.



**Bedroom 3** 8'7" x 11'7"

Another double bedroom, contemporary in décor. Front facing double glazed window, central heating radiator. Access into the loft space.



**Bedroom 4** 8'6" x 9'9"

A good sized fourth bedroom with a wardrobe, drawers, and fitted wall cupboards. Rear facing leaded double glazed window, central heating radiator.

**Bathroom** 7'6" x 7'10"

Partly tiled and furnished with a white suite of panelled bath with Victorian style chrome taps with shower handset, vanity cupboard with basin inset, low flush w.c. This is a well presented bathroom with blue paint washed furniture, large storage cupboard (previously the airing cupboard). Front facing obscure double glazed window, central heating radiator.



**Exterior & Gardens**

There is gated driveway car parking and a garden at the rear.

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

**For offer procedure** Please see overleaf.