

The property is entered through a hardwood entrance door, opens into entrance hall.

**Entrance Hallway 15'8'' x 5'6''**

Staircase to first floor has mahogany balustrades and storage cupboard beneath. Central heating radiator and coving to ceiling.

**Breakfast Kitchen 8'6'' x 16'**

Furnished with a range of medium oak cabinets with contrasting work tops over and co-ordinating wall tiling. Incorporates a breakfast bar with central heating radiator beneath a rear facing window. The one and a half sink is beneath a second rear window. Has a double built in electric oven, gas hob and extractor fan. Plumbing for an automatic washing machine and a dishwasher. Space and point for a fridge freezer. Coving to ceiling, ceramic flooring and access door in the garage.



**Lounge 11'8'' x 15'2''**

The main focal point is the mahogany fire surround with marble hearth and matching back with living flame gas fire inset. Front facing leaded double glazed bay window with central heating radiator beneath. Coving to ceiling. An open archway leads to the dining room.



**Dining Room 9'3'' x 8'9''**

Has plenty of space for dining furniture, central heating radiator and coving to ceiling, double glazed patio doors open into conservatory.



**Conservatory 8'6'' x 10'**

A most pleasant place to sit and relax.  
Fully double glazed with wall lights fitted.



**Bedroom One 9'3'' x 14'2''**

Has a front facing leaded double glazed window with central heating radiator beneath. Coving to ceiling.

**En Suite 5'9'' x 9'4''**

Recently refurbished this is a wet room with a wall mounted shower, extractor fan, vanity basin set into cabinet and low flush WC. Rear facing double glazed obscure window. Central heating radiator.

**Bedroom Two 11'10'' x 9'5''**

A second double bedroom with rear facing double glazed window with central heating radiator beneath. Coving to ceiling and built in double wardrobe.

**Bedroom Three 13'4'' x 9'1''**

This is a good sized third bedroom with front facing leaded double glazed window with central heating radiator beneath. Built in double wardrobe.

**Bedroom Four 9'5'' x 8'5''**

Has a built in cupboard and front facing leaded double glazed window with central heating radiator beneath.

**Bathroom 5'10'' x 6'2''**

Part tiled and furnished with a soft heather suite comprising of panelled bath with twin hand grips, chrome mixer taps with shower hand set wall mounted, pedestal wash basin with matching taps and low flush WC. Vinyl floor tiling, rear facing obscure double glazed window and central heating radiator.



**Exterior & Gardens**

There is driveway car parking leading to the integral garage. To the rear of the property is an enclosed garden.

