

The accommodation briefly comprises:-

**Entrance Hallway 15'5" x 3"**

An impressive entrance hallway with neutral décor, staircase to first floor with storage cupboard beneath. Central heating radiator.

**Ground Floor W.C. 6'5" x 3'4"**

Furnished with a white suite comprising of low flush WC, pedestal wash basin with chrome mixer taps.

**Kitchen 15'2" x 9'10"**

Fitted with a range of Shaker style cabinets to two walls with a combination of base and wall cabinets, and drawers. Has built in stainless electric oven and microwave, stainless gas hob with chimney style extractor. One and a half stainless sink with mixer taps above which is a front facing leaded UPVC double glazed window. Integrated washing machine, space and point for a fridge/freezer. Central heating radiator, good quality slate effect vinyl flooring. There is plenty of space for dining furniture.



**Lounge 17'2" x 13'6"**

The main focal point of this most well presented living room is the contemporary in design fire place with stainless pebble effect fire. A feature of the room is the walk in bay window with French doors leading out onto the garden. Plenty of natural light is allowed in by having further rear facing UPVC double glazed window with central heating radiator beneath. There is neutral décor and carpeting.



**First floor landing** has access into the loft space, central heating radiator, side facing UPVC double glazed window.

**Bedroom One 9' x 13'8"**

Has neutral décor and carpeting, rear facing UPVC double glazed window with central heating radiator beneath.

**En suite 9'1" x 4'**

A spacious en-suite with a double shower and a white suite of low flush WC and pedestal wash basin with chrome taps, above which is an obscure UPVC double glazed window.

**Bedroom Two 13'8" x 9'**

Front facing leaded UPVC double glazed window has central heating radiator beneath.



**Bedroom Three 7'7" x 8'7"** (this measurement has not been taken into the wardrobe space)

There are fitted wardrobes to two walls, rear facing UPVC double glazed window, central heating radiator beneath.

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

Front facing leaded UPVC double glazed window has central heating radiator beneath.

**Bathroom** 7'3'' x 7'5''

Part tiled and furnished with a white suite comprising of panelled bath with chrome mixer taps and shower handset with tiling around and featuring a recessed area for storage. Pedestal wash basin with chrome mixer taps, low flush W.C. Quadrant separate shower cubicle. Spotlights to ceiling. Ladder style central heating radiator/towel rail and rear facing obscure UPVC double glazed window.

**Exterior & Gardens**

Driveway parking leading to garage with electric door, power and light. At the rear of the property is a thoughtfully designed and very well maintained garden with patio, lawn and raised timber borders.



**To view**

Please contact Barras Thompson on 01246 432211

**For offer procedure & Energy Performance Chart**

Please see overleaf.

