

**Hallway 5'10" x 11'8"**

Staircase to first floor with under stairs storage cupboard. There is wooden flooring fitted, central heating radiator.

**Cloakroom 5'8" x 2'7"**

Furnished with a grey suite comprising low flush WC, corner vanity wash basin and side facing Upvc obscure double glazed window.

**Lounge 11'5" x 16'7"**

Neutrally decorated, the main focal point is the Adams style fireplace with marble hearth and matching back onto which a living flame gas fire is fitted. The central heating radiator is beneath the side facing Upvc double glazed window. Glazed French doors open into the separate dining room.



**Separate Dining Room 12' x 9'**

Decorated with co-ordinating wall coverings and border. The Upvc double glazed patio door opens out onto the rear garden.

**Kitchen 14'5" x 8'**

Very well fitted with a range of base and wall cabinets with a beech finish, has contrasting dark worktops and complimenting neutral wall tiling. Double Neff stainless electric oven and Neff stainless gas hob with extractor fan above. Space and point for a larder fridge, plumbing for an automatic washing machine and beneath the front facing Upvc double glazed window there's a most useful breakfast bar fitted. There is a one and a half composite inset sink with mixer tap which also has a front facing Upvc double glazed window. Ceramic tiled floor.



First floor landing has a front facing Upvc double glazed window and airing cupboard.

**Bedroom One 9' x 13'**

Fitted with a range of bedroom furniture including wardrobes and over bed cabinets, drawers and display units. Side facing Upvc double glazed window with central heating radiator beneath.

**En Suite 4'3" x 7'6"** (this measurement has not been taken into the shower cubicle)

Fully tiled shower cubicle with shower, pedestal wash basin, low flush WC, central heating radiator, tiled floor and rear facing obscure Upvc double glazed window.

**Bedroom Two 11'6'' x 9'2''**

Another double bedroom again has the benefit of built in wardrobes with drawers, display cabinets and over bed units. Rear facing Upvc double glazed window has central heating radiator beneath.

**Bedroom Three 10'6'' x 8'6''**

Has both front and side facing Upvc double glazed windows and central heating radiator.

**Bedroom Four 6'6'' x 9'**

Again there are two windows, one front and one side facing Upvc double glazed and there is a central heating radiator.

**Family Bathroom 6'8'' x 6'**

Fully tiled and furnished with a white suite comprising of a shaped whirlpool spa bath with curved shower screen and plumbed in shower. Low flush WC and wall hung contemporary design wash basin. Front facing obscure Upvc double glazed window, extractor fan and shaver point fitted. The floor tiles match the wall tiling.

**Exterior & Gardens**

The property is situated on a corner plot and has a double sized garage with an electric door, power and light. The garage is extended at the rear to provide further rooms suitable for a whole variety of uses.

**Room One 11'3''x 8'7''**

With laminate flooring fitted throughout.

**Room Two 11'2'' x 10'6''**

With Upvc double glazed French doors opening out onto the garden, also benefits from a front and side Upvc double glazed window. Accessed from this room is a ....

**WC 4'1''x 2'10''**

Part tiled and furnished with a white suite of low flush WC, vanity wash basin with heat store tap fitted, tiled floor.

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

**For offer procedure** Please see overleaf.