

The property is entered through a side facing UPVC decoratively double glazed door into central lobby area with staircase to first floor.

**Kitchen 7'9" x 13'4"**

Furnished with a range of base and wall cabinets with linen effect fronts, oak trim and complimenting worktops. Range style gas cooker with two ovens and a warming unit, hot plate and four burners. Plumbing for an automatic washing machine, plenty of space for a dining table and fridge/freezer. Ceramic floor tiling. Access into the cellar with the cellar head having shelving. There's windows to both front and rear where there is also an access door to courtyard.



**Lounge / Dining Room 22'4" x 27'7"**

Feature fireplace with wooden fire surround, marble hearth with matching back with living flame gas fire inset. Plenty of natural light allowed in by having both front and side windows. Front facing door. Central heating radiator. This spacious room has an open archway between and could easily be made into two separate rooms.



**Master Bedroom 12' x 15'**

Front and side facing window, central heating radiator.

**Bedroom Two 10'6" x 11'6"**

Airing cupboard housing the combination boiler, side facing window and central heating radiator.



**Bathroom 7'9" x 6'10"**

Fully tiled and furnished with a white suite comprising of multi function whirlpool spa bath, shower with plumbed in power shower also having power jets. Low flush WC, pedestal wash basin.



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

Side facing window, central heating radiator.

Staircase leading to the...

**Loft Bedroom 11' x 6'4"**

Has a velux window fitted.

**Exterior & Gardens**

At the rear of the property is a small courtyard leading to shared access.



**To View This Property**

Please contact Barras Thompson on 01246 432211

**For Offer Procedure**

Please see overleaf.

