

The property is entered through a UPVC double glazed decorative door and side panel opening into...

**Entrance Hall** 5'11'' x 9'

Under stairs storage cupboard, laminate flooring and central heating radiator. Fully tiled cloakroom, with ceramic tiled floor to which complements wall tiling. Grey low flush WC and matching corner pedestal wash hand basin. Central heating radiator.

**Dining Room** 8'7'' x 8'

Neutral décor, with dark stained Delph rack all around. Front facing double glazed UPVC bay window with Double glazed dec.. Central heating radiator beneath.

**Kitchen** 15'2'' x 8'5''

Fully fitted with beech panelled base and wall units with brushed steel handles. Complementing grey work tops with tiled splashbacks.. Integrated fridge freezer. Dishwasher and washer space concealed behind unit doors. One and a half bowl sink with mixer taps. Ceramic floor tiling and central heating radiator. Ceramic tiled floor, rear facing UPVC window and door, opening into...



**Conservatory**

Brick built base with UPVC frame, double glazed, French windows opening into garden.

**Lounge** 14'8'' x 12'

The main focal point is the Louis Style fireplace with marble hearth and brass fender and living flame gas fire. Rear facing UPVC double glazed window with central heating radiator beneath.



**Inner Hallway** 6'3'' x 6'7''

Has stairs to first floor landing. Cylinder cupboard and access to loft space.

**Bedroom One** 15'x 11'8'' (not taken into double door wardrobes)

Front facing double glazed UPVC window. Ensuite shower room requires suite. Central heating radiator. Side facing translucent UPVC double glazed window.

**Bedroom Two** 9'9'' x 8' 6''

Rear facing UPVC double glazed window. Laminate flooring and central heating radiator.

**Bedroom Three** 10'6'' x 8'7''

Rear facing UPVC double glazed window. Laminate flooring and central heating radiator.

**Bedroom Four** 7'6'' x 8'6''

Front facing UPVC double glazed window with central heating radiator beneath. Laminate flooring.

**Bathroom** 6'2'' x 7'9''

Fully tiled and furnished with a white suite comprising of electric shower, low flush WC, inset sink into a vanity unit with cupboard below. Rear facing UPVC translucent window, central heating radiator, laminate style floor covering.

**Exterior & Gardens**

Block paved parking area in front of integral single garage. Partly paved garden at the rear.

**To view this property**

Please contact Barras Thompson on 01246 432211

**For offer procedure**

Please see overleaf.