





GROUND FLOOR

Reception Hall

UPVC front door, tiled flooring, radiator, cupboard housing hot water tank and gas boiler, door to:

Living Room

16' 10" x 12' 5" (5.13m x 3.78m) Feature fireplace, radiator, UPVC double glazed windows overlooking rear gardens, twin glazed doors to:

Dining Room

10' 5" x 8' 2" (3.17m x 2.49m) Radiator, UPVC double glazed windows with views onto rear garden, further UPVC door to garden.

Kitchen

10' 3" x 10' 2" (3.12m x 3.10m) Fitted with a range of white-fronted base and eye-level units with roll-edge work surfaces over, built-in electric oven, gas hob with cooker hood above. Space for washing machine, fridge and freezer, 1½ bowl stainless steel sink with mixer tap and drainer to side. UPVC double glazed window, further UPVC double glazed door to gardens, radiator, tiled flooring, tiled walls.

Bedroom 1

11' 6" x 11' 6" (3.51m x 3.51m) Front aspect, bay window with UPVC double glazed window, double radiator. Range of built-in bedroom furniture: wardrobes, bulk-head storage, bedside cabinets and dressing table.

Bedroom 2

11' 0" x 10' 2" (3.35m x 3.10m) Front aspect with UPVC double glazed window, radiator.

Bathroom

Fitted with a white suite comprising of a panel enclosed bath with mixer tap and hand-held shower attachment, low level wc, wash hand basin with mixer tap and vanity cupboards below. Heated towel rail, tiled floor, tiled walls, access to loft space.

OUTSIDE

Front

Tarmacadam driveway providing off-road parking for several vehicles which leads to the detached garage. The rest of the front garden is laid to lawn with shrub borders enclosed by panel fencing. Side access gate leads into the rear garden.

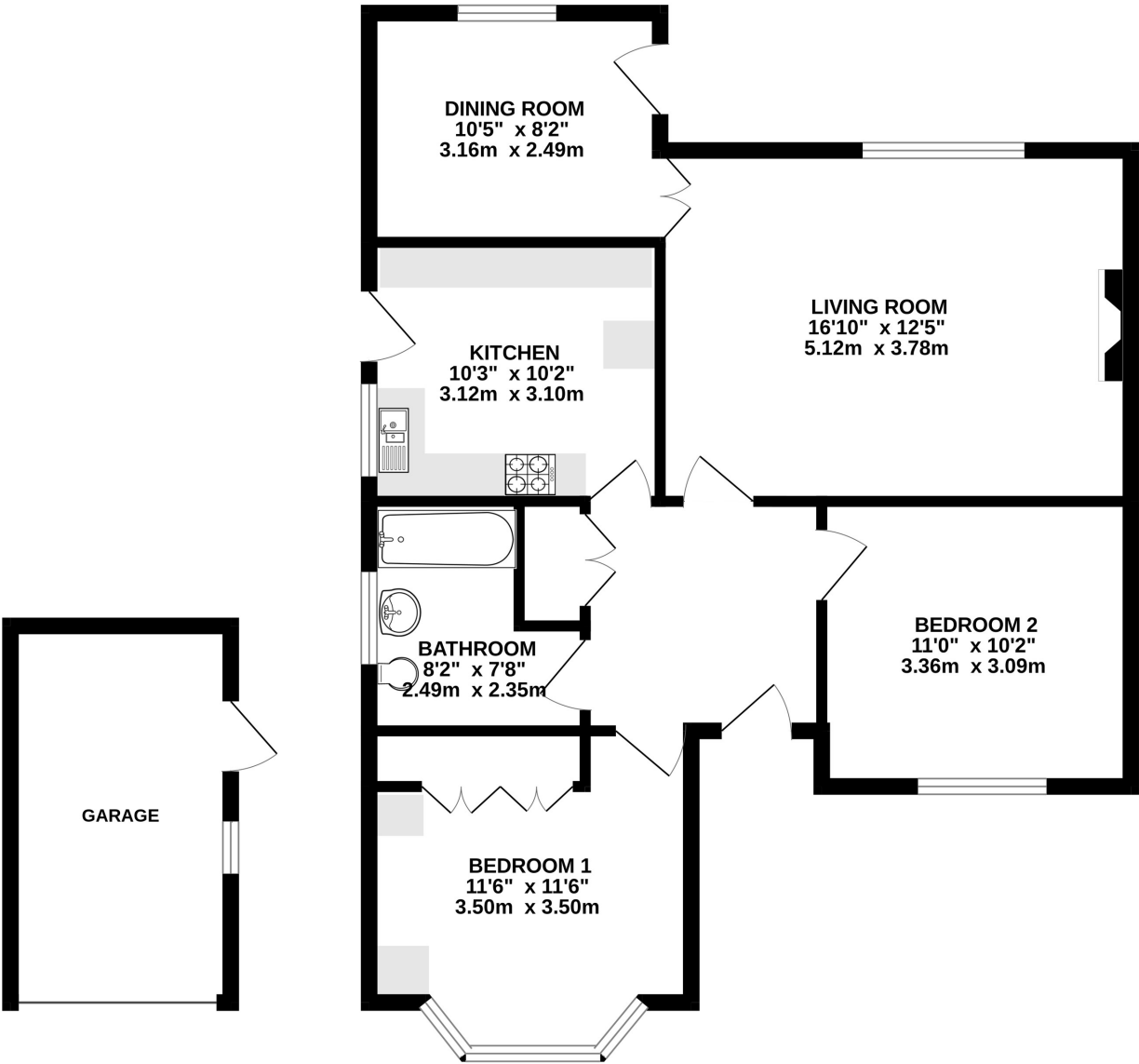
Detached Garage

Rear Garden

Patio area to the side. Shed. The rest of the garden is predominantly laid to lawn with various mature trees and shrubs enclosed by panel and chain-link fencing.

The overall plot measurement from front to back is approximately 123 ft, with an average width of 60 ft.

GROUND FLOOR  
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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