

Covered Entrance
Front door leading to the entrance hall.

Entrance Hall
Stairs to the first floor with understairs storage cupboard, smoothed ceiling, radiator.

Cloakroom
Modern suite comprising close coupled low level wc, pedestal wash hand basin, tiled to principle areas, double glazed obscured window to side aspect.

Lounge
(Maximum measurements).
Feature polished stone fireplace and surround with inset living flame effect electric fire, double glazed window to front aspect, radiator, wood effect flooring, smoothed and coved ceiling, radiator.

Kitchen
Modern matching range of wall and base units complemented with "butcher block" work surfaces over incorporating 1½ bowl stainless steel sink unit with mixer tap and drainer, electric hob with stainless steel extractor canopy over, eye level double oven, integrated dishwasher, space and plumbing for washing machine, space for "American" style fridge / freezer, wall mounted boiler housed in cupboard, fuse board and utility meters housed in cupboard, vertical radiator, double glazed window to rear aspect, smoothed and coved ceiling with pin spot downlighting, squared arch leading to the Sun Lounge.

Sun Lounge
Feature brick base with double glazed windows to side and rear aspects, double glazed French doors to garden, glass tinted roof.

FIRST FLOOR
Landing, loft access, double airing cupboard with shelving and hot water tank.

Bedroom One
Fitted wardrobe cupboards stretching the full depth of the bedroom, double glazed window to front aspect, radiator, coved and smoothed ceiling.

Bedroom Two
Double glazed window to rear aspect, radiator, glazed panel, smoothed ceiling.

Bedroom Three
Double glazed window to side aspect, radiator, smoothed ceiling.

Bathroom
Modern suite comprising panelled bath with mixer tap and hand held shower attachment, wall mounted shower, wash hand basin set in vanity unit, close coupled low level wc, chromium ladder style radiator, tiled to principle areas, double glazed obscured window to side aspect, wall mounted extractor fan, smoothed ceiling.

OUTSIDE
The frontage benefits from tended lawned area and driveway providing tandem parking down the side of the property. Gated access leads to the rear garden which benefits from a south / westerly aspect, boasting tended lawn, seating area / hardstand, panelled fencing and mature hedgerow complement the side and rear boundaries, outside tap.

