



2

Bedrooms



1

Bathroom



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External Entrance

Slate Grey (Cobbled Effect) Patterned Concrete Driveway with Soak-Away leading to shared porch and front door.

Entrance Hall

Doors to all ground floor rooms, Understair storage cupboard, Worcester Bosch digital Thermostat, Stairs to first floor and Click board laminate flooring.

Reception *12.06ft x 12.10ft (4m x 4m)*

Double glazed UPVC bay window to front aspect, Wall mounted radiator with cover, Chimney breast and surround with feature coal gas fire under, Cornice coving, Daido rail and Click board light Oak laminate flooring.

Kitchen *9.09ft x 8.03ft (3m x 2m)*

Spotlights, Matching eye and base level units with Wood effect work surfaces over, Plumbing for washing machine, Plumbing for dishwasher, Electrical Point for free standing fridge Freezer, Freestanding electric oven with stainless steel splash back and extractor hood over, Tiled splash back, Stainless steel sink with mixer tap over, Double glazed French doors leading to rear with integral Venetian blinds and tiled flooring.

First Floor Landing

Doors to all first floor rooms, Double glazed window to rear aspect,Carpet laid to stairs and Loft access (Boarded and Insulated, (Housing combi boiler),

Bedroom One *16.02ft x 9.11ft (5m x 3m)*

Double Glazed UPVC window to front aspect, Ceiling fan and light, Wall mounted radiator with cover, Fitted airing cupboard housing small radiator, Four Double sockets points and carpet laid.

Bedroom Two *8.07ft x 11.05ft (2m x 3m)*

Double glazed UPVC window to rear aspect, Three tier ceiling pendant, Two double socket points,Wall mounted radiator with cover and carpet laid.

Bathroom *8.07ft x 4.04ft (2m x 1m)*

UPVC double glazed window to rear aspect, Spotlights, Low level WC, Wash hand basin with vanity unit under and mirrored vanity unit over, Ceramic bath with mixer tap and shower attachments over, Wall mounted heated Radiator and tiled from floor to ceiling.

Rear Garden *50ft x 0.00ft (15m x 0m)(Appox)*

Tastefully presented South East facing rear garden with Veranda with clear Polycarbonate Roof (15x9 Ft), decked area and integral floor lights, Wall mounted outdoor security lights, Electric socket points, External Tap, paved area with Gates leading to laid lawn with arrangement of flower beds and space for Two sheds and one greenhouse to rear of garden.

