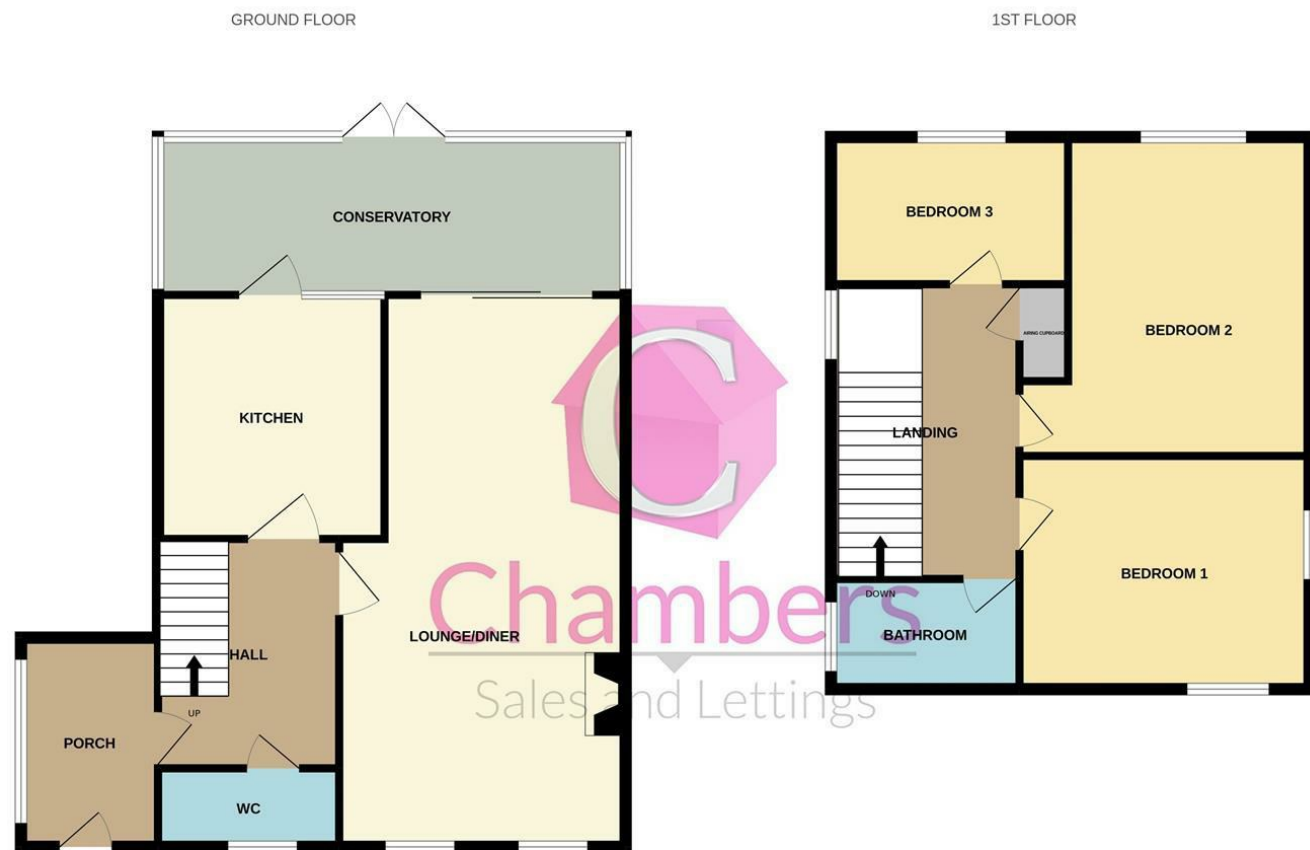




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Freehold



Front Door

Into:

Entrance Porch

Further front door into:

Entrance Hallway

Textured ceiling, access to under stairs storage cupboard, radiator. Doors to:

Lounge/Dining Room

24'11" x 11'8" (7.59 x 3.56 (7.590 x 3.560))

Textured ceiling, 2 x windows to front elevation, television aerial point, telephone point, sliding patio doors to conservatory, 2 x radiators.

Conservatory

16'9" x 8'7" (5.11 x 2.62)

Constructed from PVCu double glazed elevations under a poly carbonate roof, tiled flooring, French doors to rear garden.

Kitchen

10'3" x 8'6" (3.12 x 2.59 (3.13 x 2.58))

Window and door to rear elevation, refitted wall and base units with work surface over, inset sink, plumbing for washing machine, built in double oven with four burner gas hob over, space for fridge/freezer, plumbing for diswasher, radiator.

Downstairs Cloakroom

Refitted with a white suite comprising of W.C, inset vanity wash hand basin, access to storage cupboard, radiator.

First Floor Landing

Textured ceiling, window to side elevation, access to roof void, access to airing cupboard. Doors to:

Bedroom 1

11'11" x 11'10" (3.63 x 3.61)

Double glazed windows to front and side elevations, radiator.

Bedroom 2

12'8" x 10'3" (3.86 x 3.12)

Double glazed window to rear elevation, radiator.

Bedroom 3

8'8" x 6'10" (2.64 x 2.08)

Double glazed window to rear elevation, radiator.

Family Bathroom

6'6" x 6'6" (1.98 x 1.98 (1.99 x 1.97))

Double glazed window to side elevation, suite comprising P shaped panel bath with independent shower over, W.C, wash hand basin, shaver point, complimentary tiling, radiator.

Outside

Front Garden

Mainly laid to lawn with flower and shrub borders adjacent to driveway, pathway to front door.

Front Driveway

Laid to paving offering off road parking for numerous vehicles leading to timber gates.

Enclosed Driveway

43'5" x 19'8" (13.23 x 5.99 (13.240 x 6.00))

Situated behind vehicular gates, a much wider and deeper driveway than average offering off road parking for several cars including caravan/boat with a fiixed car port etc. Leading to:

Garage 1

17'11" x 12'2" (5.46 x 3.71 (5.45 x 3.70))

Electric up and over door, power and light, storage units to the rear.

Garage 2

17'9" x 8'3" (5.41 x 2.51)

Electric up and over door, power and light.

Rear Garden

A fully enclosed rear garden laid to artificial lawn with a westerly aspect, flower and shrubborders, fully fence enclosed, further area laid to patio.

