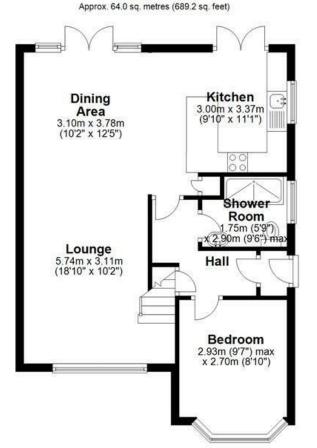
Ground Floor

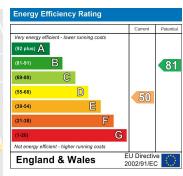


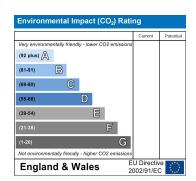


Total area: approx. 97.2 sq. metres (1046.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE. While every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, misstatement or use of data shown. B.B.E (UK) LTD Plan produced using PlanUp.









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GROUND FLOOR

Porch

Entrance via double glazed door. Wooden door to entrance hall.

Entrance Hall

Radiator. Storage cupboard housing meters.

Wet Room

Shower with shower screen. Vanity unit incorporating wash hand basin. Low level wc. Fully tiled walls. Heated chrome towel rail. Double glazed window.

L Shaped Open-Plan Kitchen & Lounge/Diner

25'3 x 22'8

Lounge/Diner Area: Double glazed leaded light window to front. Staircase to first floor.

Kitchen Area: Part tiled walls,. Range of wall and base units. Stainless steel sink with stainless steel shower style mixer tap and insinkerator hot water feature. Work surfaces. Fitted gas fire with back boiler. Two sets of double glazed French doors to garden. Two radiators. Plumbing for washing machine. Integrated gas hob and electric oven. Cooker hood over with extractor fan. Breakfast bar.

FIRST FLOOR

Landing

Dado rail.

Bedroom One

17'1 x 9'3

Radiator. Fitted drawers. Fitted wardrobes with mirrored doors. Wash hand basin in vanity unit. Double glazed leaded light window. Dimmer switch.

Bedroom Two

16'1 x 10'9

Double glazed leaded window. Fitted wardrobes with mirrored doors. Dado rail. Radiator. Eaves storage space. Wash hand basin incorporated in vanity unit.

Bedroom Three

11'6 into bay x 9'9

Double glazed leaded bay window to front. Fitted wardrobes. Radiator.

WC

Low level wc. Leaded double glazed window to rear. Dado rail.

EXTERIOR

Rear Garden

Approximately 50 foot. Raised timber decking area. External water tap. Remainder to lawn. Entrance into store room.

Store Room

18'7 x 6'9

With power.

Front Garden

Off street parking.

Detached Garage

Currently used as storage area. With power. Entrance via shared drive.















