





#### ENTRANCE HALL

We enter this family home into the entrance hall through the UPVC front door with stained glass panes. There are doors leading to the cloakroom and living room and stairs rise to the first floor. Light wood effect laminate flooring. There is a Hive control panel mounted on the wall.

#### LIVING ROOM

The living room is a great size and has a large window to the front aspect looking over the front garden. There is ample room for a generous living room furniture suite. There is a wall mounted flame effect electric fire and the ability to have a hidden TV system with cabling behind the walls. Under the stairs there is a very practical full height storage cupboard. There are double wooden doors with glass panes leading into the dining room.

#### DINING ROOM

The dining room provides space for a six person dining table and chairs. There is light wood effect laminate flooring and sliding patio doors lead out into the garden. There is an arch way into the kitchen making it a very sociable open plan layout. In the future it would be possible to open up the kitchen and dining room into one full open kitchen diner if desired.

#### KITCHEN

The kitchen is fitted with a range of base and wall mounted units with white wooden doors. Inset into the roll top work surface is the one and a half bowl stainless steel sink and drainer unit which has a white tiled splashback to the walls behind. There is space for a free standing oven, washing machine and fridge/freezer and there is a fitted extractor fan above the oven. There is a window behind the sink which looks over the garden and has a fitted Roman blind. White ceramic tiled flooring.

#### CLOAKROOM

The downstairs cloakroom is made up of a low level WC and a corner wash basin with tiled splashback behind. Light wood effect laminate flooring and a frosted window to the side aspect.

#### LANDING

The landing has doors leading to all of the bedrooms and the family bathroom. There is an airing cupboard which houses the hot water cylinder and provides storage for towels/linen. Loft hatch above.



#### MASTER BEDROOM

The master bedroom is a good size double bedroom benefitting from a fitted wardrobe. There is a window to the front aspect with fitted Roman blinds. A door leads to the en-suite.

#### ENSUITE

The en-suite is modern and well fitted with a three-piece suite including; fully tiled shower cubicle with glass doors, low level WC and a wash basin with tiled splashback and cupboards below. There is a wall mounted mirror with light above and a frosted window to the front aspect.

#### BEDROOM TWO

Bedroom two is a further double bedroom with a window to the rear aspect looking over the garden. There is further space for wardrobes.

#### BEDROOM THREE

The third bedroom is a generous single bedroom that is currently being utilised as an excellent home office. There is a window to the rear aspect looking over the garden.

#### FAMILY BATHROOM

The family bathroom comprises a three-piece suite including; the panelled bath with tiled surround and handheld shower attachment, low level WC and the pedestal wash basin with tiled splashback and wall mounted mirror behind. There is a wall mounted medicine cabinet and radiator aswell as a frosted window to the side aspect.

#### DRIVEWAY

There is off road parking in front of the garage for one vehicle, on Billington Park there is ample on road parking available along the quiet street that is Gibson Drive. There is a further front garden which has a large laurel bush to the front of the property providing privacy and there is a paved path leading to the front door.

#### GARAGE

The property benefits from a full size single garage that has power, lighting and an up and over door leading to the driveway. There is also a pedestrian door to the rear of the garage which accesses the garden.

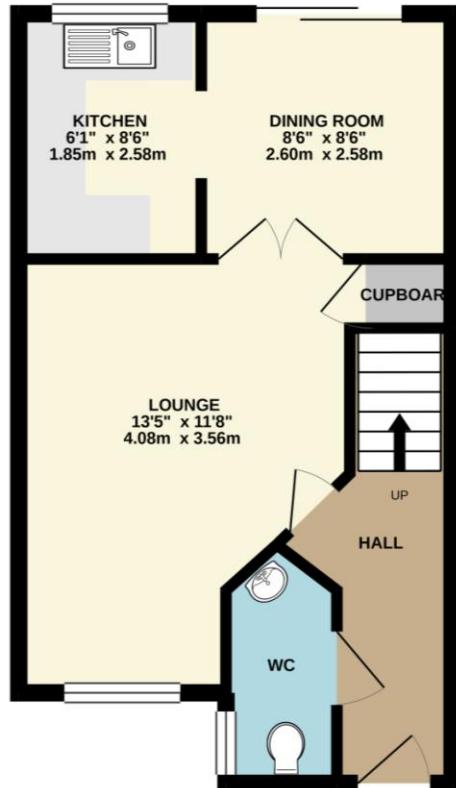


#### GARDEN

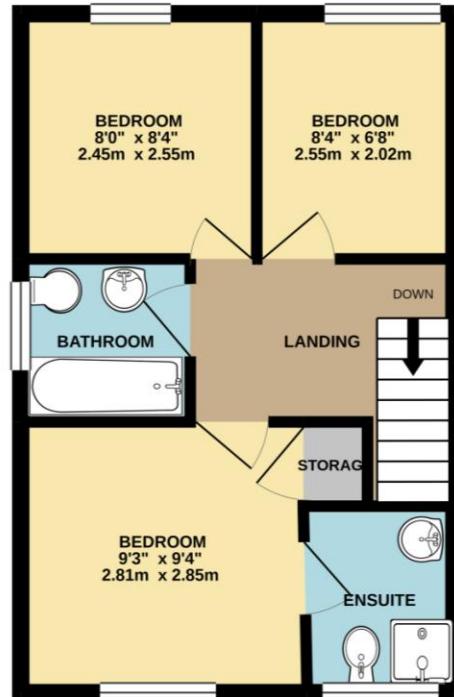
The garden is fully enclosed to all borders and is mainly laid to lawn with mature flowers and bushes to the rear providing extra privacy. Directly out from the property there is a large patio area that is ideal for summer BBQ's. There is a side passage alongside the garage that can easily have a gate added for extra rear access if required.



GROUND FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	87   B	
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 702 sq.ft. (65.2 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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Fine Homes Property Ltd will receive a referral fee paid by the provider for additional services. An average fee for each service would be as follows: Conveyancing services: £150+VAT | Mortgage services: £200+VAT | House removals: £50