





### **ENTRANCE PORCH**

UPVC double glazed door to

### **LOBBY**

Tiled original porch. Panelled and glazed front door.

### **ENTRANCE HALL**

**19' 0" x 5' 10" (5.79m x 1.78m)**

Spacious reception hall. Original coved ceiling. Walk in storage closet, obscure double glazed window to side. Understair storage.

### **LOUNGE/RECEPTION ONE**

**14' 2 into bay" x 12' 4 max" (4.32m x 3.76m)**

Double glazed bay window to front. Fireplace surround with inset gas fire. TV media point. Tall ceilings. Picture rail. Original coved ceiling.

### **DINING ROOM/RECEPTION THREE**

**12' 3 max" x 12' 0" (3.73m x 3.66m)**

Two double glazed windows to front. picture rail. Original cove ceiling.

### **BREAKFAST ROOM/RECEPTION THREE**

**11' 0" x 10' 0 plus door recess" (3.35m x 3.05m)**

double glazed window to rear, outlook over lawned good size family garden. Gas fire. Built in closet.



### **KITCHEN/BREAKFAST ROOM**

**10' 10" x 9' 2 max" (3.3m x 2.79m)**

UPVC double glazed window to rear, obscure double glazed door to rear garden. Stainless steel sink unit and drainer taps over. Fitted range of eye level and base units, work top surfaces over. Space for cooker, gas point, space for fridge/freezer.

### **UTILITY ROOM**

**6' 5" x 3' 0" (1.96m x 0.91m)**

Space and plumbing for washing machine, shelving, glazed window to side, storage.

### **STAIRS TO FIRST FLOOR LANDING**

Accessed via entrance hall. Obscure double glazed window to side, split level return stairs to spacious reception landing space. Original coved ceiling.

### **BEDROOM ONE**

**14' 3 into bay" x 12' 3 max" (4.34m x 3.73m)**

Double glazed bay window to front. Tiled fireplace. Picture rail. Original coved ceiling.

### **BEDROOM TWO**

**12' 3 max" x 12' 1" (3.73m x 3.68m)**

Two double glazed windows to front. Original coved ceiling.

### **BEDROOM THREE**

**11' 0" x 10' 10 plus door recess" (3.35m x 3.3m)**

UPVC double glazed window to rear with view over established gardens. Built in wardrobe. Coved ceiling.

### **BEDROOM FOUR**

**12' 6" x 7' 4" (3.81m x 2.24m)**

Double glazed window to rear. Picture rail.

### **BATHROOM**

Obscure double glazed window to side. Oversized shower cubicle with hinged door, fitted electric shower, fitted shower tray, part tiled walls, wall mounted wash hand basin, heated towel rail. Access to loft.

### **SEPARATE WC**

Obscure double glazed window to side, low level WC.

Agents note: Combining the bathroom with separate WC, a space in the region of 9ft x 6ft 10 depth.

### **FRONT**

Forecourt casual parking potential. Pathway to front door.

### **REAR GARDEN**

Approximately 90ft garden, lawned with patio area and mature shrubs. Outside WC (low level WC).



