





### **HALL**

The front door leads into this impressive hallway which has access to the WC and kitchen and stairs to the first floor.

### **WC**

Fitted with a white WC and white wash hand basin, there is a UPVC window to the side.

### **KITCHEN/ DINER**

12' 9" x 15' 7" (3.9m x 4.76m) A generous room located at the rear of the ground floor fitted with a range of wall and floor mounted units in an ivory shaker style with contrasting black work surfaces. There is a brand new single electric oven and a five burner gas hob above. A modern black extractor fan with neon blue lighting highlights the recently fitting modern tiling to the splashback. Fully integrated is a fridge freezer and a dryer with space for a washing machine. The sink is beneath the window which overlooks the rear garden accessed by the double UPVC doors. To the other side of the side is a generous space for a dining table and chairs.



### **FIRST FLOOR LANDING**

Providing access to the Lounge, WC, Bedroom two and Bedroom three. A staircase then leads up to the second floor.

### **LOUNGE**

15' 2" x 15' 8" (4.63m x 4.79m) Situated at first floor level the generous lounge is located at the rear of the house with a large UPVC window with radiator beneath.

## **WC**

Recently painted in a modern grey colour there is a white WC and white wash hand basin with radiator to the wall.

## **BEDROOM 2**

11' 7" x 8' 7" (3.54m x 2.63m) Fitted with a good sized built in wardrobe this room has a front facing UPVC window and radiator to the wall.

## **BEDROOM 4**

7' 10" x 6' 8" (2.4m x 2.05m) With a UPVC window to the front and a radiator beneath.

## **SECOND FLOOR LANDING**

This landing provides access to two bedrooms and the bathroom as well as the loft. There is a storage cupboard and a UPVC window to the side.

## **BEDROOM 1**

15' 5" x 8' 10" min (4.7m x 2.7m min) This bedroom is on the second floor and has velux windows, space for wardrobes, radiator to the wall and access to the En-Suite.

## **ENSUITE**

Fitted with a shower cubicle with mains fed shower, white wash hand basin and white WC. There is a velux window with a radiator below.

## **BEDROOM 3**

10' 9" x 8' 10" (3.28m x 2.7m) The dormer window lights up the room with a radiator beneath.



## **BATHROOM**

7' 1" x 6' 5" (2.18m x 1.97m) Located at the front of the house on the second floor it is fitted with a large white bath, white WC and white wash hand basin.







### **GA RA GE**

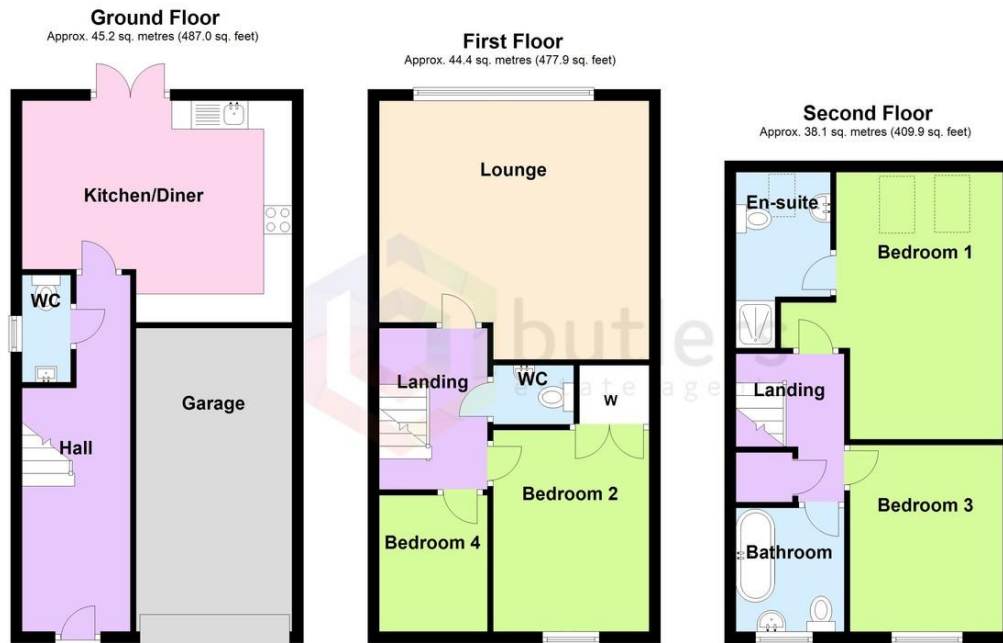
The integral garage is boarded to the walls and has an up and over door with light and power.

### **EXTERNAL**

The front of the property has a driveway and the enclosed rear garden is mainly laid with Indian stone providing a low maintenance with a raised patio seating area, fenced to all sides with a gate. There is an outside tap, double electric point and an outside light.

GUIDE PRICE £200,000 - £210,000





Total area: approx. 127.7 sq. metres (1374.8 sq. feet)

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