



FAMILY LIVING ROOM
23ft 5' 7.14 x 23ft 11' 7.29

Two uPVC double glazed windows to the rear offering a lovely aspect over the rear garden and beyond to the adjacent farmland. There is a further feature uPVC double glazed stained and patterned glass window to the side and the set of glazed French doors provide access to the internal balcony which looks down to the sun room. This room is of excellent proportions and offers versatile usage. A substantial stone fireplace to one wall with wooden mantel shelf and flag hearth with an open grate suitable for a real fire makes a lovely central feature to the room. There are three double central heating radiators, wall light points and internal door to a kitchenette and adjacent bedroom.



BEDROOM FIVE/GAMES ROOM
13ft 1' 4.01 x 12ft 6' 3.83

A uPVC double glazed window to the rear elevation again offering aspect beyond the garden over the adjacent farmland. A further generous double bedroom with vaulted ceiling double central heating radiator and 3 wall light points.

KITCHENETTE
5ft 4' 1.64 x 4ft 10' 1.47

With work servicing and a circular sink as well as hot and cold taps a lower base cupboard and fitted wall cupboards. With a Velux roof light and power sockets as well as electric light.



MAIN ENTRANCE HALL
25' 3" x 9' 7" (7.70m x 2.94m)

A superb hall of excellent proportions and accessed via a large PVC double glazed door inside screen with feature leaded coloured glass window accessed from the rear garden. The hallway has the staircase to one side leading to the upper floor with mahogany shaded handrail and spindles. There is an open under stairs area, a double central heating radiator, neutral décor. A connecting door opens to the inner hall accessing the bedrooms and also to the dining room.

DINING ROOM
14' 9" x 13' 6" (4.52m x 4.14m)

With uPVC double glazed feature window to the front elevation offering a lovely aspect over the garden and farmland beyond. The Room is of excellent proportions again with a light neutral décor, there is a double central heating radiator, ceiling and wall light points and power sockets. A set of French a glazed doors provide access to the adjacent sunroom.



SUNROOM

14' 9" x 12' 7" (4.52m x 3.86m)

A uPVC feature double glazed door and matching side windows opening to the front elevation. The door offers access to and over the garden and farmland beyond. An excellent Room with tiled floor in shades of terracotta and green with exposed beams to the vaulted ceiling open to the gallery above. With additional Velux roof lights increasing natural light. Two additional sets of French doors providing access to the adjacent master bedroom and also to the inner hallway. A super and versatile room to the centre of the property.



INNER HALL

7' 8" x 26' 2" (2.35m x 7.99m)

This hall provides access to 4 bedrooms and the house bathroom. With 3 wall light points in a double central heating radiator and providing access to the bedrooms and bathroom.

MASTER BEDROOM

14' 9" x 13' 1" (4.52m x 4.01m)

uPVC double glazed windows to the front elevation offering an aspect over the garden. A set of French doors open to the adjacent Sunroom. An excellent double bedroom with 5 wall light points, two double wardrobes and a door to the adjacent en suite bathroom.



EN-SUITE

9' 3" x 6' 6" (2.84m x 2.00m)

A modern well-appointed en-suite shower room with quadrant shower cubicle with thermostatic shower with fixed rain head attachment, low flush toilet and pedestal wash hand basin with a large mirror above. Double radiator and laminate tiled effect finish to the floor. The walls and ceiling have a modern panelled finish with chrome trim and a uPVC double glazed window is to the side elevation.



BEDROOM TWO

16' 9" x 11' 7" (5.13m x 3.55m)

A spacious built-in double wardrobe with adjacent shelved cupboard. An excellent double bedroom with double central heating radiator and a uPVC double glazed window with deep sill to the rear elevation offering a fabulous aspect over the rear garden.



BEDROOM THREE

17' 2" x 13' 4" (5.25m x 4.08m)

uPVC double glazed window to the rear elevation with deeper sill offering an outlook to the garden. A further excellent double bedroom with modern neutral decoration and a built-in double wardrobe with adjacent shelved cupboard.



BEDROOM FOUR

With a PVC double glazed window offering an aspect to the rear garden. A further double bedroom or larger single with double radiator neutral décor, power sockets and ceiling light. There is a built-in wardrobe/storage cupboard.

BATHROOM

11ft 2' 3.41 x 5ft 10' 1.79

The bathroom again is a modern luxury suite with a twin sided wash hand basin onto set onto a vanity unit with storage cupboards under and a large mirror above. There is a panelled bath with mixer tap shower fitment. To the side of the room is a square shower cubicle with glazed entry doors, a thermostatic shower with fixed rain head. There is a low flush WC and modern panelling to the walls and ceiling. There is a radiator as well as an electric towel radiator. Inset lighting to the panelled ceiling.



From the main entrance hallway the staircase proceeds to the 1st floor and opens to the spacious landing area where there is a double radiator and doors to a separate W/C and access to the loft area.