

Ground Floor
Approx. 40.1 sq. metres (431.8 sq. feet)

The Ground Floor plan shows a large Living Room (4.87m x 3.65m / 16' x 12') on the right, a Kitchen (4.66m x 2.04m / 15'4" x 6'8") at the bottom right, and a Bathroom (3.96m x 3.50m / 13' x 11'6") on the left. A central Entrance Hall provides access to the Living Room, Kitchen, Bathroom, and a staircase. The plan also includes a small utility area with a sink and a door labeled 'B'.

Living Room
4.87m x 3.65m
(16' x 12')

Kitchen
4.66m x 2.04m
(15'4" x 6'8")

Bathroom
3.96m x 3.50m
(13' x 11'6")

Entrance Hall

First Floor
Approx. 40.8 sq. metres (439.2 sq. feet)

The First Floor plan features three bedrooms: Bedroom 1 (3.96m x 3.50m / 13' x 11'6") on the right, Bedroom 2 (3.67m x 2.95m / 12' x 9'8") on the left, and Bedroom 3 (3.04m x 3.00m / 10' x 9'10") at the bottom left. A central Landing provides access to all three bedrooms and a staircase. The plan also includes a small utility area with a sink and a door labeled 'B'.

Bedroom 1
3.96m x 3.50m
(13' x 11'6")

Bedroom 2
3.67m x 2.95m
(12' x 9'8")

Bedroom 3
3.04m x 3.00m
(10' x 9'10")

Landing

Total area: approx. 80.9 sq. metres (871.1 sq. feet)

Plan produced for Daniels Estate Agents
Not to scale, for identification purposes only.
Plan produced using PlanUp.





Entrance

UPVC front door. Stairs leading to first floor. Under stairs storage cupboard. Double glazed window to front. Tiled flooring. Doors to:-

Living Room

Double glazed windows to front. Down lighters. Radiator. Feature fire place.

Kitchen

A brand new range of wall and base units with wooden work tops and tiled splash backs. Stainless steel sink with drainer and mixer tap. Integrated electric oven with ceramic hob and extractor fan. Plumbing for washing machine and space for free standing fridge/freezer. Wall mounted Gas boiler. Double glazed window and door to rear. Down Lighters.

Family Bathroom

A modern bathroom suite comprising: A panelled bath with glazed shower screen, mixer tap and electric shower over. Vanity wash hand basin with mixer tap. WC. Heated towel rail. Part tiled walls and tiled flooring. Down lighters. Double glazed window to rear.

Landing

A good size landing with double glazed window to front. Access to loft space. Doors to:-

Bedroom One

Double glazed window to rear. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to rear. Built in cupboard. Radiator.

Bedroom Three

Double glazed window to rear. Radiator.

Garden

A substantial West facing garden approximately 120 foot in depth requiring attention.

Front & Parking

Off street parking for two vehicles. Small garden area. Gate providing access to side.

