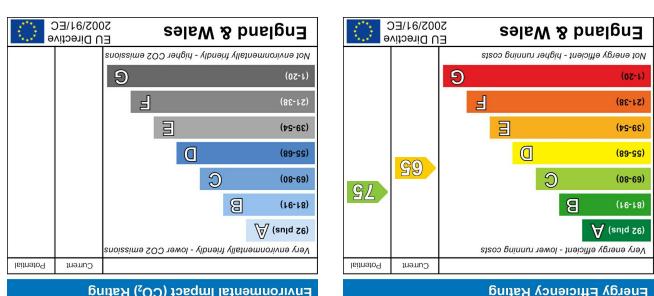




These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm has the authority to make or give any representation or warranty in respect of the property.



Entrance Hall

Entrance door, stairs leading to first floor, radiator, spotlights, wood effect flooring.

Lounge

24'11" x 11'6"

Dual aspect room with walk in bay window to front and French doors to garden, open fire place with wooden surround and tiled hearth, two radiators.

Inner Hall

7'11" x 6'11"

Under stairs storage cupboard.

Kitchen/Dining Room

22'6" x 14'6"

A spacious room with a range of base and eye level units with roll top work surfaces, one and a half sink unit with mixer tap, freestanding "Smeg" range cooker, tiled splash back, integrated appliances including fridge and dishwasher, tiled floor, radiator, inset spotlights, two windows to rear, French doors to garden.

Utility/Rear Lobby

14'1" x 6'2"

Tiled floor, radiator, base and eye level units with roll top surfaces, plumbing for washing machine, door to side, radiator, personal door to garage.

Cloakroom

White suite comprising of low level w.c, wash hand basin in vanity unit, heated towel rail, tiled floor, window to side.



Landing

Access to loft space, spotlights.

Bedroom One

12'7" x 11'8"

Dual aspect room with walk in bay window to front and window to side, radiator, cast iron fireplace with marble hearth.

Bedroom Two

13'8" x 10'2"

Window to front, radiator, sliding door wardrobe.

Bedroom Three

11'10" x 11'8"

Window to rear, radiator.

Bedroom Four

12'4" x 7'9"

Window to rear, radiator, sliding door wardrobe.

Bedroom Five

7'0" x 6'5"

Window to front, radiator.

Bathroom

White suite comprising of panel enclosed bath with mixer tap, wall mounted shower, glass shower screen, low level w.c and wash hand basin in vanity unit, airing cupboard housing combi boiler, tiled floor, tiled walls, window to rear.

Shower Room

White suite comprising of shower cubicle with wall mounted shower, low level w.c, wash hand basin, heated towel rail, fully tiled walls, spotlights, window to rear.

Front Garden

In and out block paved driveway providing ample off road parking for several cars, large selection of mature trees and shrubs, gated access to rear.

Garage

15'2" x 13'7"

Spacious garage with electric roller door, power and light, two windows to side.

Rear Garden

A large, mature, fully enclosed garden laid mainly to lawn with well stocked flower bed borders, paved patio area, gated access to front, garden shed with power, path extending to rear of garden with a large concrete hardstanding area and additional garden shed, selection of mature trees and shrubs.

Agents Notes

Freehold.

Council Tax Band F.

