





Entrance Porch

Hardwood partly frosted glazed entrance door, wood flooring with under floor heating, UPVC double glazed frosted window to the side, CH radiator, spotlighting, door through to

Entrance Hall

Wood flooring with under floor heating, stairs to first floor landing, CH radiator, spotlighting, door through to

Lounge

13'3 x 12'1 (4.04m x 3.68m)  
Fitted units spanning part of one wall, wood flooring with under floor heating, CH radiator, UPVC double glazed window to the front, door through to kitchen/dining area, TV point, sockets, door leading to

Downstairs WC

Low flush WC, partly tiled walls, tiled flooring with under floor heating, wash hand basin with mixer tap set in vanity unit, extractor, spotlighting.

Kitchen/Dining Area

17'10 x 13'4 (5.44m x 4.06m)  
Tiled flooring with under floor heating, range of fitted units both wall mounted and base, ample work surface area, one and a half bowl sink unit with mixer tap, sockets, tiled up-stand, glass splashback, four ring gas hob, integrated electric oven and microwave, space for American style fridge/freezer, utility cupboard, CH radiator, UPVC double glazed windows and French doors to the rear garden,space for fridge/freezer, sockets, two timber framed velux windows, spotlighting, integrated speakers.

First Floor Landing

Access to loft, wood flooring, sockets, doors leading to

Bedroom 1

10' x 9'10 (3.05m x 3.00m)  
Two UPVC double glazed windows to the front, CH radiator, telephone point, sockets, lighting on dimmer switch, carpet flooring and fitted wardrobes

Bedroom 2

12' x 8'10 (3.66m x 2.69m)  
Carpeted flooring, UPVC double glazed window to the rear, CH radiator, sockets, fitted wardrobes

Bedroom 3

10' x 7' (3.05m x 2.13m)  
Carpeted flooring, UPVC double glazed window to the front, CH radiator, storage cupboard.

Family Bath/Shower Room

Tiled flooring, fully tiled walls, UPVC double glazed frosted window to the rear, large wash hand basin with mixer tap set in vanity unit, deep panel bath with mixer tap and hand held shower attachment, heated towel rail, fully tiled and enclosed shower cubicle with hand held shower attachment and overhead rainfall power shower, extractor, spotlighting, low flush WC.

Rear Garden

Patio area, mostly laid to lawn, brick built shed with frosted windows,awning, power and lighting.

