





ACCOMMODATION

ENTRANCE PORCH

UPVC entrance door with a double glazed panel and frosted windows to either side leads into the entrance porch. The hallway features a central heating radiator and a square archway opening into the living room.

LIVING ROOM

14'11" x 9'6" [4.55m x 2.92m]

A well presented reception room featuring decorative wood panelling to three walls, a central heating radiator, and a feature fireplace with stone surround and tiled hearth. There is shelving set into one side of the chimney breast, cupboard space to the other, and coving to the ceiling.



INNER HALLWAY

An inner hallway provides a staircase rising to the first floor and access through to the dining room.

DINING ROOM

14'11" x 12'11" [4.57m x 3.96m]

A spacious reception room with exposed original floorboards, a central heating radiator, and a feature fireplace with tiled hearth. The room also benefits from

fitted storage cupboards to one side of the chimney breast, ceiling height storage, and access down to the cellar. An archway leads through into the open plan kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

14'4" x 12'3" [max] x 10'2" [min] [4.38m x 3.75m [max] x 3.10m [min]]

A modern open plan space fitted with a range of solid wood units and wood block work surfaces, incorporating a 1 1/2 bowl sink with mixer tap, four ring gas hob with contemporary stainless steel extractor hood above, integrated oven and grill, integrated fridge, and dishwasher. The room also features tiled splashbacks, wood flooring, a central heating radiator, recessed spotlights, and fitted shelving. A double glazed UPVC door provides access to the rear garden, and there is also access to the utility/WC. A lean to rear entrance area benefits from double glazing with a glazed roof, adding further natural light.

UTILITY/W.C.

6'1" x 5'10" [1.86m x 1.78m]

Fitted with base units and work surfaces incorporating a sink, with space and plumbing for a washing machine and dryer. There is also a low flush WC, heated towel radiator, double glazed UPVC window to the rear, and an additional window to the side elevation.

FIRST FLOOR LANDING

To the first floor, the landing provides access to two double bedrooms.

BEDROOM ONE

15'0" x 12'11" [4.59m x 3.96m]

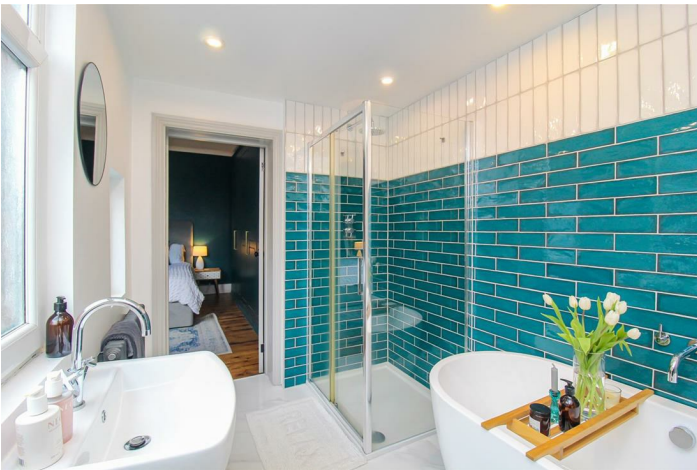
A spacious principal bedroom featuring a double glazed UPVC window to the rear elevation, exposed floorboards, fitted wardrobes, coving to the ceiling, and access to the en-suite bathroom.



EN SUITE BATHROOM

11'8" x 6'5" [3.57m x 1.97m]

A contemporary suite comprising a freestanding bath, separate shower enclosure with mixer shower and rainfall head, wash basin, and low flush WC. The room features partially tiled walls, tiled flooring, recessed spotlights, two heated towel radiators, and a frosted double glazed UPVC window to the side elevation.



BEDROOM TWO

15'1" x 10'0" [4.60m x 3.05m]

A double bedroom with a double glazed UPVC window to the front elevation, central heating radiator, access to a useful storage cupboard and the loft.



OUTSIDE

Externally, the property benefits from low maintenance paved gardens to both the front and rear. The rear garden is laid with Indian stone paving and incorporates a built in wooden seating area.



COUNCIL TAX BAND

The council tax band for this property is A.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Normanton office and they will be pleased to arrange a suitable appointment.