



ACCOMMODATION

LOUNGE/DINER

12'1" x 22'0" [max] [3.70m x 6.73m [max]]
UPVC double glazed front entrance door and UPVC double glazed frosted window to the side. Laminate flooring, coving to the ceiling, two ceiling fans, three central heating radiators and UPVC double glazed French doors to the rear garden. Cast iron multi-fuel burner on a granite hearth, UPVC double glazed window to the front.



INNER HALLWAY

Stairs to the first floor and access to the kitchen.

KITCHEN

8'5" x 9'2" [2.58m x 2.80m]
Fitted with a range of wall and base units with laminate work

surface over and tiled splash back above incorporating a stainless steel sink and drainer with chrome mixer tap. Integrated Kenwood dishwasher, space for a large fridge freezer, freestanding double oven and grill with four ring electric hob and cooker hood above. UPVC double glazed window to the rear, UPVC side entrance door, fully tiled floor, central heating radiator, ceiling fan and built in wine rack.

UTILITY AREA

Laminate work surface with plumbing and drainage for a washing machine, space for a large fridge freezer, fully tiled floor, shelving and UPVC double glazed window and door to the rear. Central heating radiator, door to w.c. and door to garage.

DOWNSTAIR W.C.

Low flush w.c., wall mounted wash basin with mixer tap, fully tiled walls, extractor fan and fully tiled floor.

GARAGE

16'6" x 8'5" [5.05m x 2.57m]
Double doors to the front, useful storage space and shelving. Power and lighting.

FIRST FLOOR LANDING

Central heating radiator, loft access, doors to four bedrooms and the main house bathroom/W.C..

BEDROOM ONE

7'3" x 9'9" [2.23m x 2.99m]
Fitted double wardrobe with sliding drawers and dressing table, UPVC double glazed window to the rear and central heating radiator. Door to the shower room/w.c.



EN SUITE SHOWER ROOM

2'6" x 7'4" [0.77m x 2.26m]
Three piece suite comprising low flush w.c. with concealed cistern, ceramic wash basin with mixer tap over vanity unit and shower cubicle with thermostatic shower within. Fully tiled walls, vanity mirror, shaver socket point, central heating radiator and fully tiled floor.

BEDROOM TWO

11'7" x 11'1" [3.54m x 3.38m]
UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator, ceiling fan and fitted wardrobe with sliding doors, desk and shelving.

BEDROOM THREE

8'2" x 10'8" [2.51m x 3.27m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, laminate flooring, loft access and fitted wardrobes.



BEDROOM FOUR

9'9" x 15'11" [2.98m x 4.86m]
Two UPVC windows to the front elevation, two central heating radiators, coving to the ceiling fitted wardrobes.

BATHROOM

6'6" x 5'5" [1.99m x 1.66m]
Three piece suite comprising low flush w.c. with concealed cistern, panelled bath with chrome mixer tap and thermostatic shower as well as a ceramic wash basin. Chrome ladder style

radiator, shaver socket point, vanity mirror, fully tiled walls, fully tiled floor and UPVC double glaze window to the rear. Extractor fan and inset spotlights to the ceiling.



OUTSIDE

To the front of the property there is a double block paved driveway providing off street parking and leading to the integral single garage together with a low maintenance pebbled front garden and outside lighting. To the rear there is a substantial covered entertainment area that an be accessed from the rear of the house. It has a paved and timber decked patio area with solid wooden work surface, light and large timber doors to the rear garden. The rear garden has a paved patio area ideal for entertaining and dining purposes, an attractive lawn and timber shed.



COUNCIL TAX BAND

The council tax band for this property is B.

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.