







## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted panel, central heating radiator, coving to the ceiling, stairs to the first floor landing and door providing access into the living room.

### LIVING ROOM

11'7" x 14'8" [3.54m x 4.49m]

Coving to the ceiling, central heating radiator, laminate flooring, UPVC double glazed window overlooking the front aspect and electric fire on a granite hearth with granite matching interior and wooden decorative surround.



### KITCHEN

14'9" [max] x 6'9" [min] x 11'11" [4.52m [max] x 2.06m [min] x 3.64m]

Range of modern shaker style wall and base units with laminate

work surface over, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, space for a dryer, integrated oven and grill with five ring gas hob and cooker hood. Integrated fridge/freezer, large larder pantry cupboard, matching cupboard housing the boiler, central heating radiator, coving to the ceiling, laminate tiled floor and UPVC double glazed window and a set of patio doors the rear garden.



### FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, coving to the ceiling, loft access, doors to three bedrooms and house bathroom.

### BEDROOM ONE

12'0" x 8'8" [3.67m x 2.65m]

UPVC double glazed window overlooking the rear elevation and central heating radiator.



### BEDROOM TWO

12'0" x 5'11" [3.66m x 1.81m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



### BEDROOM THREE

9'6" x 5'7" [2.91m x 1.71m]

Coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.



### BATHROOM/W.C.

Modern three piece suite comprising panelled bath with centralised mixer tap and mixer shower, pedestal wash basin and low flush w.c. Extractor fan, UPVC double glazed frosted window overlooking the front elevation, laminate flooring,

chrome ladder style radiator and built in double doored storage cupboard.



### OUTSIDE

To the front is an attractive lawned garden with an Indian stone paved pathway to the front door and a block paved driveway providing off road parking. To the rear is an Indian stone paved patio area, perfect for entertaining and dining purposes, large timber shed and an attractive lawn with circular corner patio area, surrounded by timber fencing.



### 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.

### VIEWINGS

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

### EPC RATING

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