







A rarely available four bedroom semi detached house set on a good size plot which also comes with gardens to front and rear. The property internally comprises of entrance vestibule, hallway, lounge, family room, kitchen, rear lobby, utility, landing, three bedrooms, landing, lobby and bathroom/WC. In addition there is a driveway which proves ample parking.



ENTRANCE VESTIBULE

Via front entrance door with leaded lighting, doors and glazed windows leading to entrance hallway.

ENTRANCE HALLWAY

Stairs leading to landing and doors leading into lounge, family room and kitchen.

LOUNGE

17'0 x 16'2 (5.18m x 4.93m)

uPVC double glazed bay window to front elevation, single radiator, feature fireplace, built-in storage cupboard with uPVC double glazed window to front elevation.

FAMILY ROOM

17'10 x 11'10 (5.44m x 3.61m)

uPVC double glazed bay window to side elevation however under the planning revision for the plots to be built, this window will be moved to a double glazed window to the rear elevation, laminate flooring, and feature fireplace.

KITCHEN

12'11 x 9'9 (3.94m x 2.97m)

A fitted kitchen with a range of units incorporating a stainless steel sink unit with single drainer, Range cooker point, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window to rear elevation, door leading to rear lobby and door leading to utility.

REAR LOBBY

Door leading to rear patio yard into garden and walkway through into utility.

UTILITY

12'2 x 7'6 (3.71m x 2.29m)

Wall mounted boiler which provides heating and hot water to the property, glazed windows to rear and side elevations, built-in storage cupboard and door leading to rear patio and onto rear garden.

FIRST FLOOR

LANDING

Which is approached via stairs from entrance hallway with doors leading to four bedrooms and walkway through into landing lobby.

BEDROOM ONE

13'11 x 11'11 (4.24m x 3.63m)

uPVC double glazed window to front elevation, fitted wardrobes and single radiator.

BEDROOM TWO

11'8 x 9'11 (3.56m x 3.02m)

uPVC double glazed window to rear elevation, single radiator and built-in storage cupboard.



















BEDROOM THREE

11'5 x 8'5 (3.48m x 2.57m)

uPVC double glazed window to front elevation, single radiator and dado rail.

BEDROOM FOUR

9'2 x 8'9 (2.79m x 2.67m)

uPVC double glazed window to side elevation and double radiator.

LANDING LOBBY

uPVC double glazed window to side elevation and door leading to bathroom/WC.

BATHROOM/WC

10' x 7'11 (3.05m x 2.41m)

A superb bathroom suite with four piece suite comprising of free standing roll top bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, shower cubicle with shower, double radiator, uPVC double glazed windows to rear and side elevations, laminate flooring and built-in storage cupboard.

OUTSIDE

To the front there is a laid to lawn garden which is enclosed by a dwarf brick-built wall with block paved driveway leading the full length of the property which provides ample parking. There is also gated access to the side which in turn leads to the rear garden. The rear garden is mainly laid to lawn and enclosed by timber fencing and hedging with a hard standing area.

































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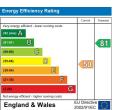
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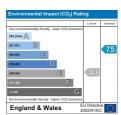
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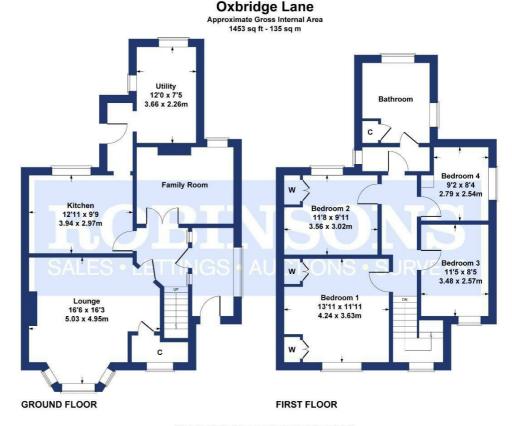
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Strategic Marketing Plan

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SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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