



---

Double glazed four element bay window to front aspect. Cast iron gas fireplace with granite effect hearth and painted wooden frame and mantle over. Picture rail. Ornate ceiling cornicing. Television and telephone points. Fitted shelving into alcoves. Radiator. Kitchen, w: 2.87m x l: 4.04m, Double glazed window to rear aspect. A range of modern wall and base units with roll edge laminate work surface tops over. 1 & 1/2 stainless steel sink bowl and drainer with mixer taps over. Integrated electric oven with gas hob and fitted extractor fan over. Fitted breakfast island with storage base units. Space for free standing fridge freezer. Tiled splash backs. Picture rail. Television point. Tiled flooring. Open plan arch leading to, Dining, w: 3.01m x l: 5.84m, Double glazed patio doors and windows to rear aspect. Cast iron victorian style wood burner with tiled hearth. Picture rail and central ceiling rose. Stripped floorboards. Victorian style radiator. Utility, w: 1.79m x l: 3.23m, Doubled glazed door and window to side aspect. A range of wall units and full length fitted cupboard. Solid oak work surface tops. Space for appliances and plumbing for washing machine. Wall mounted combi boiler. Tiled floor. Cloakroom, Low level W.C. Wall mounted basin with stainless steel waterfall taps over. Fully tiled walls and floor. FIRST FLOOR: Landing, Stairs rising to loft room. Floor to ceiling wall mounted radiator. Doors leading to all first floor rooms. Master bedroom, w: 4.01m x l: 4.49m, Double glazed four element bay window to front aspect. Built in his and hers wardrobes with fitted hanging rails and drawers. X3 radiators into bay. Door leading into, En-suite, w: 1.64m x l: 2.07m, Double glazed window to front aspect. Fully tiled walk-in shower cubicle with fitted and detachable shower heads. Semi pedestal wash hand basin with storage drawer under. Low level W.C. Fitted soft close wall units with shelving. Fully tiled walls and floor. Extractor fan. Downlighting. Stainless steel ladder effect radiator. Bedroom 2, w: 2.98m x l: 4.01m, Double glazed window to rear aspect. Radiator. Bedroom 3, w: 3.24m x l: 3.57m, Double glazed window to rear aspect. Radiator. Bathroom, w: 1.67m x l: 2.12m, Double glazed window to side aspect. Porcelanosa modern fitted three piece suite comprising of fully panelled bath with mixer shower over. Semi pedestal wash hand basin with fitted storage cupboard under. Low level W.C. Fully tiled walls and floor. Downlighting. Extractor fan. Stainless steel ladder effect radiator. Loft room, w: 4.67m x l: 4.1m, Double glazed Velux window to rear and side aspects. Built in storage space into eaves. Electric points. (Currently used as an office). Outside, Rear Garden, Fully enclosed Easterly facing garden. Mainly laid to lawn with patio area and planted boarders. Raised pergola with space for table and chairs. Sheltered out building. Outside tap. Side.