



### Entrance Hall

Composite entrance door, double panelled radiator, wood strip floor.

### Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor.

### Living Room 14'3 x 12'3 (4.34m x 3.73m)

Into bay, wood strip floor, panelled radiator, hardwood fireplace, with granite inset



### Lounge 11'0 x 12'3 (3.35m x 3.73m)

Hole in wall fireplace, wood burning stove, panelled radiator

OPEN PLAN:



### Dining Room 9'10 x 8'0 (3.00m x 2.44m)

Porcelain tiled floor, panelled radiator

Double Doors:



### Conservatory 10'10 x 10'4 (3.30m x 3.15m)

UPvc windows and rear door.



### **Kitchen 14'2 x 10'0 (4.32m x 3.05m)**

Bowl and a half white ceramic sink unit, extensive range of high and low level units, formica worktops, built-in double oven and ceramic hob, stainless steel extractor fan, fridge/freezer housing, plumbed for washing machine, plumbed for dishwasher, concealed gas boiler, partly tiled walls, ceramic tiled floor, uPvc rear door.

### **Additional**



### **First Floor**

Landing, leaded light window, hot press, panelled radiator.

### **Bedroom 10'8 x 9'10 (3.25m x 3.00m)**

Double panelled radiator.

### **Bedroom 12'7 x 11'3 (3.84m x 3.43m)**

Panelled radiator.

### **Bedroom 11'4 x 12'7 (3.45m x 3.84m)**

Panelled radiator.



### **Bathroom**

White suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, recessed lighting, panelled radiator.



### **Roof Space**

Floored and sheeted, electric light.

**Outside**

Gardens front and rear in lawns, shrubs and flowerbeds, driveway.



**Detached Garage**

