





**** OPEN DAY SATURDAY 2PM
- 4PM ***** FOUR BEDROOMS
**** BATHROOM & SHOWER
ROOM **** Perfect extended
family home in a cul de sac
location. In brief the property
offers a hall, lounge, fitted
dining kitchen with breakfast
bar. Lean to/garden room,
utility area, ground floor
bedroom and a shower room.
The first floor offers three
bedrooms and a bathroom.
Ample parking to the front and
an enclosed rear garden. Call to
register your interest.



HALL

Entrance door into the hall with stairs to the first floor, radiator, open through to the utility area and doors to -

LOUNGE

Feature wall mounted fire, upvc double glazed window to the front and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with works surfaces and a breakfast bar. Sink and drainer unit, fitted electric oven, gas hob and extractor hood, plumbing and space for a dishwasher. Upvc double glazed window and doors into the lean to and a radiator.

LEAN TO

Fitted work surface, plumbing for a washing machine and space for a tumble dryer, radiator and upvc double glazed windows and doors onto the garden.

UTILITY AREA

Flexible area, also been used as a gaming area and for storage. Radiator, upvc double glazed door onto the garden and doors to -

BEDROOM 4

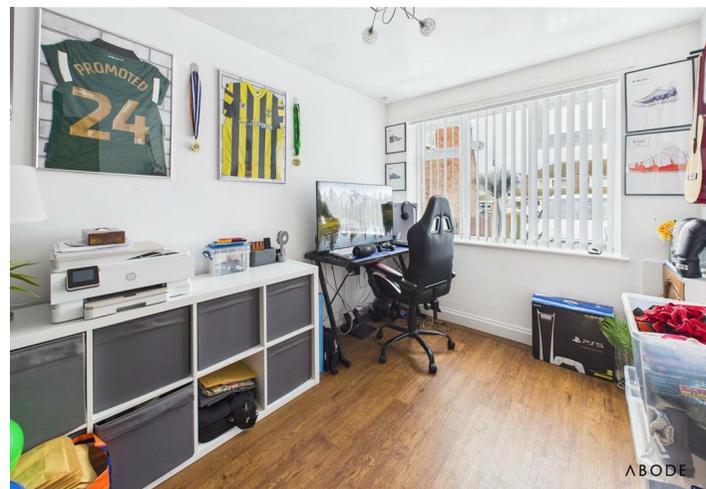
Radiator and upvc double glazed window.



SHOWER ROOM

Double shower, wash hand basin, low flush wc and radiator.







FIRST FLOOR LANDING

Upvc double glazed window to the side, loft access and doors to -

BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.

BATHROOM

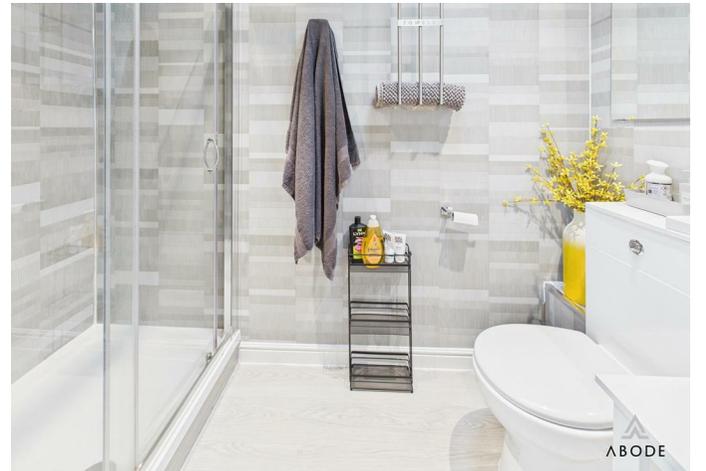
Panel enclosed bath. with a shower attachment tap, low flush wc, wash hand basin, radiator and upvc double glazed window.



OUTSIDE

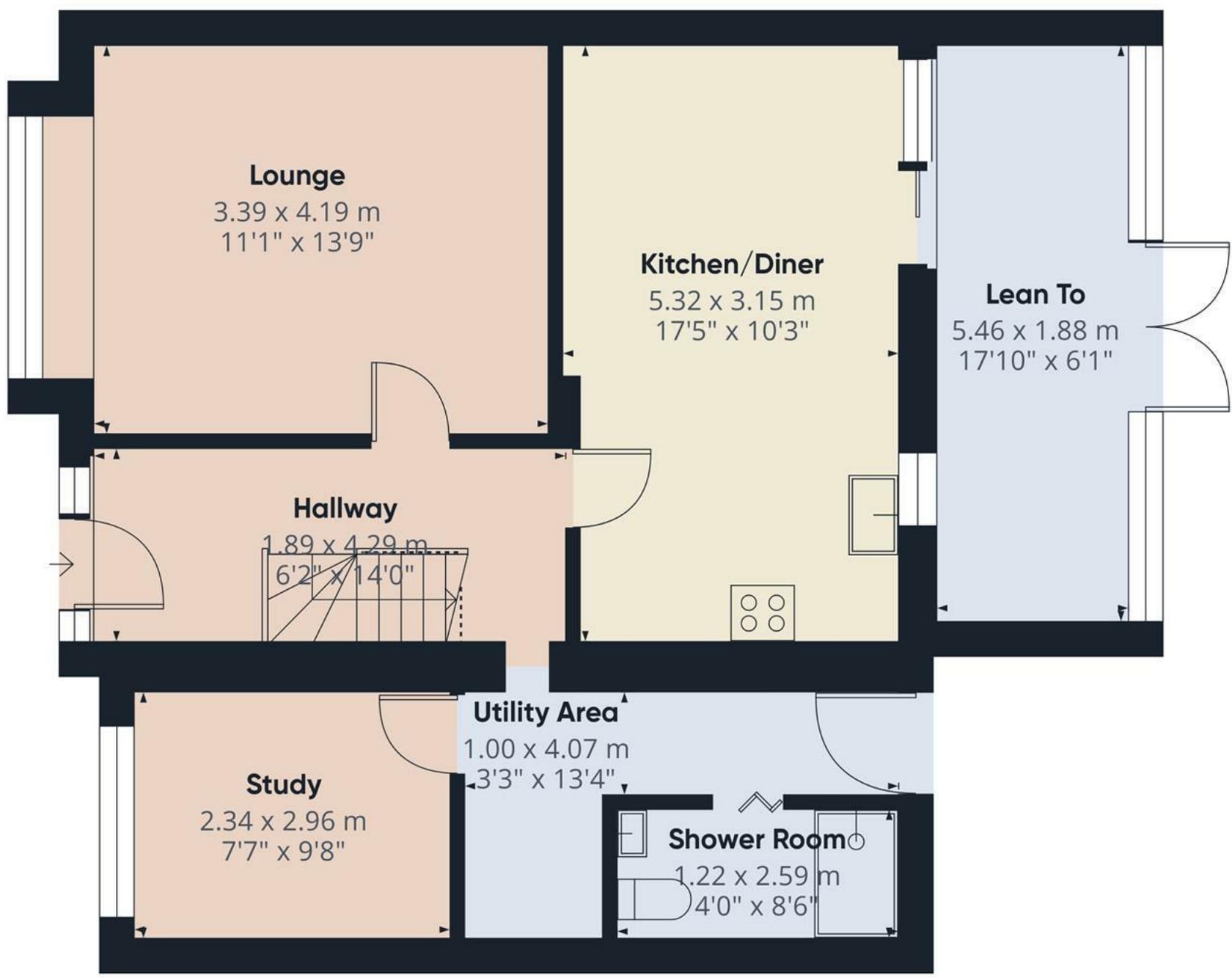
Ample parking to the front for a number of cars, caravan or motorhome, The rear garden offers a lawn, raised beds and seating area.











Floor 0

Approximate total area^m
66.3 m²
714 ft²

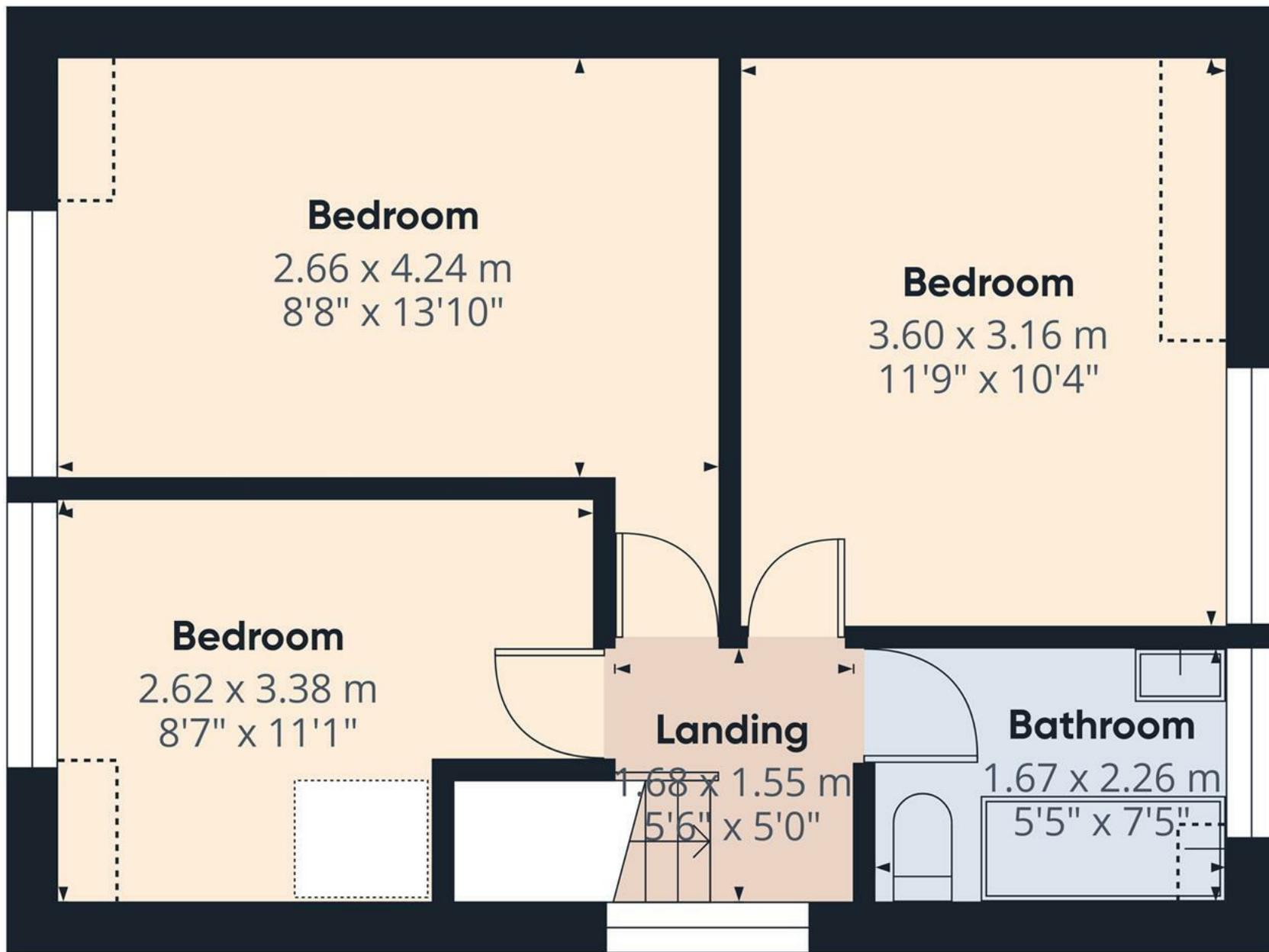
Reduced headroom
0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Approximate total area⁽¹⁾

36.1 m²

390 ft²

Reduced headroom

1.5 m²

16 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft.

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Floor 1

