



MISREPRESENTATION ACT 1967.

Messrs Wright-Manley for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs.Wright-Manley has any authority to make any representation whatever in relation to this property.

This property boasts a high specification finish right throughout, offering the perfect blend of character and contemporary. Presented to exacting standards from top to bottom its clear to see that this property is sure to be extremely popular! With accommodation that includes: hallway, dining room, fabulous kitchen diner, utility room, shower / WC and family room to the ground floor and to the first floor there are three bedrooms, well appointed family bathroom and ensuite shower room. Externally to the front elevation there is a driveway providing off road parking and the rear elevation a good sized enclosed rear garden (approx 300m2) with plenty of space for all the family. Call us now to book your viewing on 01606 41318.

ENTRANCE HALLWAY

Accessed via double glazed composite front entrance door. Original Quarry Tiled floor. Stairs to first floor. Antique Pine Door to Dining Room.

DINING ROOM

Double glazed window to the front elevation. Oak Flooring. Feature fireplace with tiled hearth. Radiator.

LOUNGE

Double glazed window to the front elevation. Sash Window with stained glass to the rear elevation. Built in storage cupboard. Feature fireplace with wooden surround.

BREAKFAST KITCHEN

Fitted with a range of wall, drawer and base units with oak work surfaces above. Belfast sink and mixer tap. Range Cooker with extractor fan above. Space & Plumbing for American Style Fridge Freezer. Integrated Dishwasher. Part tiled / oak flooring. Feature fireplace with log burner. Inset spotlights. Radiator. Two skylights. Double glazed window to the rear elevation. Double glazed French doors to the rear elevation. Double glazed access door to the side elevation. Opening to the Family Room. Leaded stained glass stable door leading to the utility room.

FAMILY ROOM

Double glazed window to the rear elevation. Radiator. Skylight. Oak flooring.

UTILITY ROOM

Wall mounted storage unit. Space for washing machine, tumble dryer and fridge with oak work surface above. Radiator. Oak flooring. Inset spotlights. Antique Pine Door to shower room / WC.

WC / SHOWER ROOM

Low level WC, wash hand basin and shower unit. Inset spotlights and extractor fan. Heated towel rail. Oak flooring.

LANDING

Antique Pine Doors to all bedrooms and bathroom.

MASTER BEDROOM

Double glazed window to the front elevation. Radiator. Range of fitted wardrobes. Feature fireplace.

ENSUITE SHOWER ROOM

Low level WC, wash hand basin and shower cubicle. Inset spotlights. Extractor fan.

BEDROOM TWO

Double glazed window to the front elevation. Radiator. Feature fireplace. Fitted wardrobes. Custom built bed with integrated drawers, stairs and wardrobe.

BEDROOM THREE

Double glazed window to the rear elevation. Two skylights with integral blackout blinds. Radiator.

FAMILY BATHROOM

Low level WC, wash hand basin and fabulous feature roll top bath. Two double glazed window to the rear elevation. Inset spotlights. Extractor Fan. Radiator. Built in storage unit.

EXTERNALLY

To the front elevation there is off road parking for two cars. To the rear elevation there is a well sized enclosed garden (approx 300m2) with gravelled patio area leading to a Lawned garden surrounded by mature planting borders and substantial play area complete with graded rubber safety floor. There is a garden shed and side storage area with gated access to the front elevation.

INTRODUCTION

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DRESSING AREA

Double glazed window to the front elevation. Built in oak top dressing table with low-level drawers and high level shelving.