



VIEWING ESSENTIAL. A very well presented stone built property situated within a popular location and offering accommodation set over four floors. Comprising; hallway, lounge, dining room, extended kitchen, home gym, storage room, **FOUR GOOD SIZED BEDROOMS** and fitted family bathroom. Externally there is a walled frontage and enclosed patio garden to the rear.

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HALLWAY

Double glazed entrance door, stairs to first floor, two wall light points.

LOUNGE

16'2 into bay x 10'8 (4.93m into bay x 3.25m)
Double glazed bay window, radiator, fireplace with wooden surround, living flame gas fire and tiled hearth and back, ceiling coving.



DINING ROOM

14'0 x 12'11 max (4.27m x 3.94m max)
Double glazed window to side, inset fire surround with downlighter, stairs to lower ground floor, wood effect flooring.



EXTENDED KITCHEN

13'2 x 12'2 narrowing to 6'5 (4.01m x 3.71m narrowing to 1.96m)
Fitted with wall and base mounted units with work surfaces over and matching returns, single drainer sink unit with mixer

taps, fitted double oven with four ring electric hob and extractor above, space for washing machine, tumble dryer and fridge/freezer, cloaks hanging space, double glazed window, frosted double glazed door, wood effect flooring, radiator.

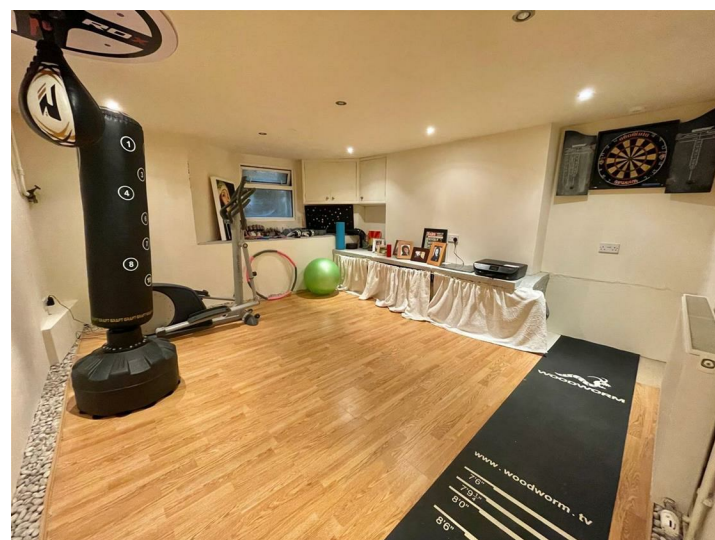


LOWER GROUND FLOOR

Access to gym and storage room.

HOME GYM

13'10 x 12'11 (4.22m x 3.94m)
Wood effect flooring, frosted double glazed window, radiator, meter cupboards.



STORAGE ROOM

11'0 x 9'0 (3.35m x 2.74m)
Wood effect flooring, radiator.

FIRST FLOOR LANDING

Stairs to second floor, radiator.

BEDROOM ONE

14'0 x 13'11 (4.27m x 4.24m)
Double glazed window, radiator, ceiling coving and ceiling rose.



BEDROOM THREE

12'10 x 8'2 (3.91m x 2.49m)
Double glazed window, radiator, built in wardrobe.

BATHROOM

Panelled bath with shower fittings over, low level WC, pedestal wash hand basin, heated towel rail, two frosted double glazed windows, part tiled walls, tiled flooring.



SECOND FLOOR LANDING

Double glazed Velux style window.

BEDROOM TWO

14'0 x 13'11 plus large door recess (4.27m x 4.24m plus large door recess)
Double glazed window, radiator.



BEDROOM FOUR

13'0 x 8'1 part restricted height (3.96m x 2.46m part restricted height)
Double glazed Velux style window, radiator.

EXTERNALLY

To the front of the house there is a walled frontage with gate, access from the side to the rear.

The rear of the property has an enclosed patio garden with seating area.

