



**EARLY VIEWING ESSENTIAL.** An extended semi detached property situated within a highly popular village location and **OVERLOOKING THE VILLAGE GREEN..** Offering spacious, well presented accommodation including; hallway, lounge, fitted dining kitchen, utility room, WC, **THREE DOUBLE BEDROOMS** and a spacious family bathroom. Externally there is off road parking to the front and a **GOOD SIZED REAR GARDEN** with decking area to the rear.

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### **ENTRANCE HALLWAY**

Stairs to first floor, radiator, wood effect flooring, double glazed entrance door.

### **LOUNGE**

14'6 x 13'10 into bay (4.42m x 4.22m into bay)  
Double glazed bay window overlooking the village green, under stairs storage cupboard, fireplace with open brick surround and cast iron stove with granite effect hearth, two radiators.

### **DINING KITCHEN**

17'3 x 10'10 (5.26m x 3.30m)  
Fitted with a range of wall and base mounted units with work surfaces over and matching returns, fitted range style cooker with five ring hob, space for American style fridge/freezer, fitted dishwasher, single drainer sink unit with mixer tap, wood effect flooring, feature radiator, fitted breakfast bar, double glazed window, double glazed patio doors to rear garden and space for table and chairs.

### **REAR HALLWAY**

Double glazed door to outside, tiled flooring.

### **DOWNSTAIRS WC**

Low level WC, corner wash hand basin, heated towel rail, frosted double glazed window.

### **UTILITY ROOM**

9'8 x 7'11 (2.95m x 2.41m)  
Wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, space for washing machine and tumble dryer, double glazed window.

### **FIRST FLOOR LANDING**

Access to roof void.

### **BEDROOM ONE**

14'0 x 11'2 (4.27m x 3.40m)  
Double glazed window, radiator, walk in wardrobe with hanging space.

### **BEDROOM TWO**

14'3 x 7'11 (4.34m x 2.41m)  
Two double glazed windows, radiator. Study area to one side of the bedroom.

### **BEDROOM THREE**

12'10 x 10'0 (3.91m x 3.05m)  
Double glazed window, radiator.

### **FAMILY BATHROOM**

Freestanding claw foot bath with hand held shower fittings over, pedestal wash hand basin, low level WC, part tiled walls, frosted double glazed window, separate shower cubicle with shower fittings over, part tiled flooring.



### **EXTERNALLY**

To the front of the house there is ample off road driveway parking together with access to the rear.

The rear of the property benefits from a good sized rear garden with two decking areas, laid to lawn garden with enclosed boundaries and a timber shed.

