

EARLY VIEWING IS A MUST! - Viewings to commence on Tuesday 6th June. A very well presented stone built property situated within a popular location and offering **ACCOMMODATION SET OVER FOUR FLOORS**. Comprising; spacious lounge, dining room, fitted kitchen, lower ground floor with cinema room and occasional bedroom/reception room, **FOUR GOOD SIZED BEDROOMS** and a fitted family bathroom. Externally there is a walled frontage and **ENCLOSED PATIO GARDEN TO THE REAR**.

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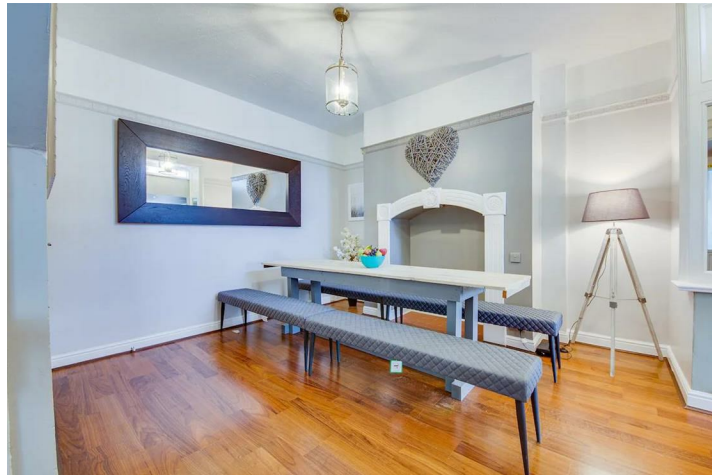
LOUNGE

16'2 into bay x 14'0 (4.93m into bay x 4.27m)
Double glazed entrance door, double glazed bay window, radiator, fireplace with wooden surround and tiled hearth and back, ceiling coving, stairs to first floor.



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.



FITTED 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.



DOWNSTAIRS WC

Low level WC, wash hand basin.

LOWER GROUND FLOOR

Accessed from the dining room with doors leading to the cinema room and bedroom/reception room.

CINEMA ROOM

13'10 x 12'11 (4.22m x 3.94m)
Frosted double glazed window, radiator, meter cupboards.



BEDROOM/RECEPTION ROOM

11'0 x 9'0 (3.35m x 2.74m)
(currently used as an occasional bedroom) this room could be used as a reception room or home office.



FIRST FLOOR LANDING

Stairs to second floor, radiator.

BEDROOM ONE

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



BEDROOM THREE

12'10 x 8'2 (3.91m x 2.49m)
Double glazed window, radiator, built in wardrobe with a recently installed wall mounted central heating boiler with app control.

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.

