



**EARLY VIEWING RECOMMENDED.** A detached family home situated within a popular location and benefitting from an OPEN ASPECT ACROSS SCHOOL FIELDS TO THE REAR. Comprising; porch, lounge, dining room, kitchen, **THREE BEDROOMS** and fitted shower room. Driveway and garage together with gardens front and rear.

MISREPRESENTATION ACT 1967.

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### PORCH

Two frosted double glazed windows, frosted double glazed entrance door, built in storage cupboard with storage space and cloaks hanging space.

### LOUNGE

17'0 x 11'10 max (5.18m x 3.61m max)

Stairs to first floor, double glazed window, fireplace with stone effect surround, wooden mantel and electric fire, two radiators, opening onto;



### DINING ROOM

11'3 x 9'3 (3.43m x 2.82m)

Double glazed window, radiator.



### KITCHEN

10'8 x 7'7 (3.25m x 2.31m)

Fitted with wall and base mounted units with work surfaces over, double drainer sink unit, space for gas cooker, space for washing machine and space for fridge. Under stairs storage cupboard, double glazed window, frosted double glazed door.



### FIRST FLOOR LANDING

Access to roof void, double glazed window.

### BEDROOM ONE

12'4 x 10'8 (3.76m x 3.25m)

Double glazed window, radiator.



### BEDROOM TWO

10'8 x 10'7 (3.25m x 3.23m)

Double glazed window, radiator.



### BEDROOM THREE

8'7 x 7'6 max (2.62m x 2.29m max)

Airing cupboard with hot water cylinder, double glazed window, radiator.



### SHOWER ROOM

Walk in double shower cubicle with shower fittings over, low level WC, pedestal wash hand basin, tiled walls, radiator, frosted double glazed window.



### EXTERNALLY

To the front of the property there is a driveway leading to the garage together with a lawned garden with shrubs and flower borders together with access to the rear.

The rear garden has a patio area, laid to lawn garden with borders and enjoys an open aspect across school playing fields to the rear.



### ATTACHED GARAGE

17'1 x 8'7 (5.21m x 2.62m)

Up and over door, electric power and lighting, wall mounted central heating boiler, double glazed courtesy door to the rear.