



**VIEWING RECOMMENDED.** An extended semi detached property situated within a convenient location. Comprising hallway, lounge, dining area, conservatory, fitted kitchen, downstairs bedroom/sitting room, downstairs bathroom, three first floor bedrooms and shower room. Externally there is ample driveway parking, a single garage and enclosed yard.

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**ENTRANCE HALL**

Double glazed entrance door, stairs to first floor, radiator, wood effect flooring.

**LOUNGE**

13'2 x 12'11 (4.01m x 3.94m)

Double glazed display bay window, fireplace, wall light points, opening onto;



**DINING AREA**

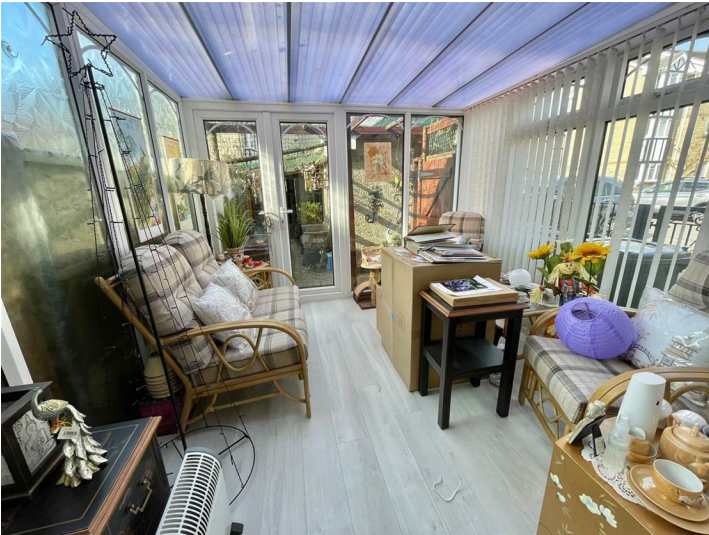
10'0 x 8'4 (3.05m x 2.54m)

Radiator, glazed double doors to conservatory and door to kitchen.

**CONSERVATORY**

10'0 x 9'2 (3.05m x 2.79m)

Double glazed windows, radiator, door to outside.



**KITCHEN**

9'8 x 6'11 (2.95m x 2.11m)

Wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, fitted oven with

four ring gas hob, cupboard with central heating boiler, double glazed window, pantry, wood effect flooring.



**BEDROOM FOUR/SITTING ROOM**

12'5 x 8'0 (3.78m x 2.44m)

Two double glazed windows, double glazed door to outside, radiator, wood effect flooring.

**DOWNSTAIRS BATHROOM**

Panelled bath, low level WC, vanity wash hand basin, frosted double glazed window, raidator.



**FIRST FLOOR LANDING**

Access to roof void, double glazed window, storage cupboard.

**BEDROOM ONE**

12'0 x 8'1 plus recess (3.66m x 2.46m plus recess)

Double glazed display bay window, radiator, fitted wardrobes.



**BEDROOM TWO**

11'0 x 10'0 into robes (3.35m x 3.05m into robes)

Fitted wardrobes, double glazed window, radiator.



**BEDROOM THREE**

Double glazed window, radiator, built in storage cupboards.

**SHOWER ROOM**

Shower cubicle, low level WC, vanity wash hand basin, frosted double glazed window, radiator.

**EXTERNALLY**

The property has enclosed block paved frontage with seating, to the side and rear there is off road parking together with a single garage with up and over door. There is also an enclosed block paved yard with timber shed.

