



MISREPRESENTATION ACT 1967.

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3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

EARLY VIEWING IS RECOMMENDED. Situated within a highly popular location and benefitting from GOOD SIZED GARDENS TO THREE SIDES this DETACHED family home is likely to create a good level of early interest. Comprising; hallway, WC, living room with dining area, fitted breakfast kitchen with a utility area to the rear of the attached WORKSHOP plus there is also a SINGLE GARAGE. The first floor offers THREE BEDROOMS and fitted bathroom. Driveway parking and summer house.

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COVERED PORCH

Flagged flooring and leading to;

ENTRANCE HALLWAY

Stairs to first floor, frosted double glazed entrance door, frosted double glazed window, radiator, wood effect flooring, under stairs cupboard and cloaks cupboard.



LIVING ROOM WITH DINING AREA

17'10" x 14'11" > 10'7" (5.44m x 4.57m > 3.23m)
Four double glazed windows, feature fireplace with marble effect surround and electric stove, two radiators, frosted double glazed door to outside from the dining area, ceiling coving and three wall light points.



BREAKFAST KITCHEN

14'1 x 8'5 (4.29m x 2.57m)
Fitted with base mounted units with work surfaces over and

tiled splash backs, single drainer sink unit with mixer tap, fitted oven with four ring gas hob and extractor above, space for washing machine and fridge/freezer, cupboard housing central heating boiler, two double glazed windows, under stairs cupboard, tiled flooring, space for table and chairs, radiator, double glazed door leading to;



UTILITY AREA TO REAR OF WORKSHOP

15'1 x 7'8 (4.60m x 2.34m)
Double glazed patio doors to garden, two glazed windows, flagged flooring, door to;

ATTACHED WORKSHOP

18'1 x 14'10 (5.51m x 4.52m)
This room could be used as an additional double garage if required. Two frosted double glazed windows, electric power and lighting, double doors to the driveway.

FIRST FLOOR LANDING

Airing cupboard, access to roof void.

BEDROOM ONE

14'3 x 10'6 into robes (4.34m x 3.20m into robes)
Double glazed window, wood effect flooring, radiator, built in wardrobes.



BEDROOM TWO

12'5 x 7'11 into robes (3.78m x 2.41m into robes)
Fitted wardrobes, double glazed window, wood effect flooring, eaves storage cupboard.



BEDROOM THREE

9'0 x 7'10 (2.74m x 2.39m)
Double glazed window, built in storage cupboard, wood effect flooring, radiator.



BATHROOM

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



EXTERNALLY

The property offers ample off road parking together with allowing access to the garage and workshop. There are good sized gardens to three sides including a patio area to the rear with summerhouse with wood effect flooring, glazed windows and French doors, timber shed.

SINGLE GARAGE

16'2 x 8'0 (4.93m x 2.44m)
Double opening doors and radiator.

REAR PATIO

