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## Rooms Details

### Ground Floor

#### Entrance Hall

Double glazed window to front, entrance door to side, radiator, staircase to first floor.

#### Cloakroom

Two piece suite comprising a low level w.c.. and wash hand basin.

#### Study

*9'5" x 9'1" (2.87m x 2.77m)*

Double glazed window to front, radiator.

#### Lounge

*27'9" x 16'6" max 12'7" min  
(8.46m x 5.03m max 3.84m min)*

Double glazed window to rear, double glazed sliding patio doors to side, double doors to dining room, three radiators, feature brick built fire place housing a gas flame effect fire, inset ceiling spotlights.

#### Dining Room

*13'7" x 10'2" (4.14m x 3.10m)*

Double glazed sliding patio doors to rear, radiator.

#### Kitchen

*11'4" x 10'1" (3.45m x 3.07m)*

Double glazed window to front, radiator, fitted with a range of wall and base units with work surfaces over housing an inset one and a half bowl sink and drainer unit, integrated double

oven, inset four ring gas hob, plumbing for dish washer, space for fridge, tiled splash, backs tiled floor, inset ceiling spotlights.

#### Utility Room

*10'0" x 5'3" (3.05m x 1.60m)*

Double glazed window to front, door to rear, radiator, work surface with space under with plumbing for washing machine, butler sink, tiled splash backs, space for freezer, space for tumble dryer, floor standing gas fired boiler.

#### First Floor

##### Landing

Double glazed window to front, radiator, loft access hatch, airing cupboard housing hot water cylinder.

##### Bedroom 1

*13'11" x 12'8" (4.24m x 3.86m)*

Double glazed window to rear and side, radiator, fitted wardrobes with mirrored sliding doors.

##### En-Suite Wet Room

Obscured double glazed window to rear, radiator, three piece suite comprising shower, low level w.c. and wash hand basin, fully tiled walls, wall mounted light with electric shaver point.

##### Bedroom 2

*13'7" x 10'3" (4.14m x 3.12m)*

Double glazed window to rear, radiator, fitted wardrobe.

**Bedroom 3**

*10'2" x 10'2" (3.10m x 3.10m)*

Double glazed window to front, radiator, fitted wardrobe.

**Bedroom 4**

*10'2" x 10'2" (3.10m x 3.10m)*

Double glazed window to front, radiator, fitted wardrobe.

**Bedroom 5**

*8'1" x 7'4" (2.46m x 2.24m)*

Double glazed window to side, radiator.

**Bathroom**

Obscured double glazed window to side, radiator, three piece suite comprising panelled bath with shower over, low level w.c. and wash hand basin, part tiled walls, wall mounted light with an electric shaver point, air extractor fan.

**Outside****Front Garden**

Enclosed by a low level brick wall and iron railings with shrub borders. Private driveway to the side leading to the rear and double garage.

**Rear Garden**

Enclosed and mainly laid to lawn with flower and shrub borders and a mature tree, paved patio area and gravelled hard standing. Further gravelled hard standing providing off street parking for several vehicles.

**Double Garage**

Detached brick built double garage with twin up and over doors, power and light connected, eaves storage, rear access door.