



---

extractor fan over. Space for freestanding fridge freezer. Plumbing for washing machine and dishwasher. Built in pantry style cupboard with space for tumble dryer. Splash back tiles. Ceiling coving. Fitted shelving. Television point. Tiled flooring. Radiator. FIRST FLOOR: Bedroom 1, w: 3.25m x l: 4.56m, Double glazed bespoke wooden frame bay window to front aspect. Feature inset into chimney breast. Ceiling corning. Picture rail. Radiator. Bedroom 2, w: 3.57m x l: 3.64m, Double glazed window to rear aspect. Built in storage cupboard with shelving. Radiator. Bedroom 3, w: 3.11m x l: 3.64m, Double glazed window to rear aspect. Built in storage cupboard homing gas combi boiler. Painted floorboards. Radiator. Bedroom 4, w: 1.86m x l: 2.59m, Double glazed bespoke wooden frame window to front aspect. Internet point. Laminate flooring. Radiator. Landing, Fitted loft ladder leading to loft room. Secondary loft hatch. Doors leading to all first floor rooms. Bathroom, w: 1.96m x l: 2.26m, Double glazed obscure window to side aspect. Modern white three piece suite comprising of panelled bath with mixer shower over. Pedestal wash hand basin and Low level W.C. Partially tiled walls. Fitted shelving. Downlighting. Painted floorboards. Radiator. SECOND FLOOR: Loft room, w: 5.31m x l: 4.1m, Double glazed Velux windows to both front and rear aspects. Built in storage space into eaves. Electric points. (Restricted ceiling heights in areas), Outside, Rear Garden, Decking area to side with fitted a pergola. Brick built planted border with a range of mature trees and plants. Step up to a laid to lawn fully enclosed garden with space for garden shed and wood storage Rear access. Outside tap and.