

Entrance Hall

With sealed unit double glazed front entrance door, radiator, central heating thermostat, telephone point, smoke alarm, ceiling light point, coved cornice, staircase leading off.

Cloakroom

Being fitted with a white suite comprising WC, pedestal hand basin with tiled splashback, radiator, extractor fan, ceiling light point.

Lounge

16' 2" x 10' 1" (4.93m x 3.07m)
Having single and double panelled radiators, 2 TV aerial points, ceiling light point, coved cornice, uPVC double glazed *French doors leading to the rear garden.*

Dining Room

9' 10" x 8' 10" (3.00m x 2.69m)
Having double panelled radiator, ceiling light point, coved cornice.

Study

8' 10" x 5' 10" (2.69m x 1.78m)
Having double panelled radiator, TV aerial point, telephone point, ceiling light point, coved cornice.

Breakfast Kitchen (L-Shaped)

14' 2" x 13' 7" maximum (4.32m x 4.14m maximum)
Being fitted with a range of units comprising work surfaces with tiled splashbacks and inset 1½ bowl single drainer stainless steel sink unit, base cupboards and drawers with matching wall mounted cupboards, integrated Neff appliances comprising electric ceramic hob and oven with pull *out fume extractor fan above. Fridge space, plumbing* for dishwasher, double panelled radiator, TV aerial point, telephone point, downlighting to Kitchen Area with ceiling light point to Breakfast Area, coved cornice, uPVC double glazed French doors leading to the rear garden.

Utility Room

5' 10" x 5' 6" (1.78m x 1.68m)
Having fitted work surface with plumbing and space beneath for automatic washing machine, oil central heating boiler with *digital programmer, radiator, extractor fan,* ceiling light point, coved cornice, sealed unit double glazed rear entrance door.

First Floor Landing

Having radiator, smoke alarm, ceiling light point, coved cornice, access to roof space, built in airing cupboard housing the hot water cylinder with immersion heater.