ACCOMMODATION
Having harwood front door and double glazed leaded side panels.

ENTRANCE AREA
Having textured and coved ceiling. Square arch to:-

RECEPTION HALL
Having attractive stained wood staircase. Under stairs recess. Wall lights. Textured and coved ceiling. Telephone point.



KITCHEN/BREAKFAST ROOM
3.66m(12'0") x 3.28m(10'9") dual aspect
Having a range of fitted Limed Oak wall, base and display units with multi work surfaces and integrated appliances including double oven, four ring gas hob, extractor and dishwasher. One and a half bowl single drainer polycarbonate sink unit with mixer taps. Central breakfast bar. Bow window. Radiator. Ceramic tiled floor. Tiled splash backs. Two feature brick arches leading to:-



FAMILY ROOM
3.66m(12'0") x 3.61m(11'10")
Having wood sliding leaded double glazed doors. Bleached Oak Amtico type floor. Textured and coved ceiling. Radiator. Dimmer switch. Television aerial point.

REAR LOBBY
Having leaded double glazed window to rear elevation. Radiator. Leaded double glazed door to garden. Textured and coved ceiling. Vinyl floor.

UTILITY ROOM
2.24m(7'4") x 1.68m(5'6")
Having fitted base units and multi work surfaces. Single drainer stainless steel sink unit and mixer taps. Plumbing for automatic washing machine. Appliance space. Camray oil fired boiler. Textured and coved ceiling. Vinyl floor.

SHOWER ROOM
Having fully tiled shower cubicle. Vinyl floor. Textured and coved ceiling. Radiator.

CLOAKROOM
Having low level WC and wash hand basin. Half tiled walls. Radiator. Textured and coved ceiling.

STUDY
3.25m(10'8") x 2.34m(7'8")
Having double glazed window to front elevation. Door to front elevation. Double radiator. Telephone point. Textured and coved ceiling.