





Offered for sale this well presented 3 bedroom detached house is located in a quiet spot close to the village centre being chain free. There is a good size sitting room with a spacious kitchen/dining room which leads to the conservatory. All the bedrooms are generous sizes with a modern bathroom and cloakroom. The enclosed garden is private with a large timber workshop and plenty of parking on the private driveway to the front of the house. Make time to view and be impressed!

### **Entrance Hallway**

16' 5" x 3' 7" (5m x 1.1m)

Understairs storage cupboard and linen cupboard. Tiled flooring and radiator.

### **Sitting Room**

15' 9" x 9' 10" (4.8m x 3m)

Great size sitting room with window to front and radiator.

### **Kitchen/Dining Room**

17' 5" x 9' 2" (5.3m x 2.8m)

A range of wall and base, cupboard and drawer units. Bowl sink and half with drainer. Single oven, gas hob and extractor hood over. Space and plumbing for dishwasher and washing machine. Space for a dining table. Tiled flooring, partly tiled walls and radiator. Sliding doors into conservatory.

### **Conservatory**

11' 2" x 9' 2" (3.4m x 2.8m)

Brick base with uPVC double glazed windows. Polycarbonate roof with tiled flooring. Door to garden and radiator.

### **Cloakroom**

6' 3" x 2' 11" (1.9m x 0.9m)

Pedestal wash basin, WC and radiator. Window to front and tiled flooring.

### **First Floor Landing**

10' 2" x 2' 11" (3.1m x 0.9m)

Airing cupboard housing hot water tank. Loft access hatch.

### **Bedroom 1**

12' 10" x 8' 10" (3.9m x 2.7m)

Double bedroom with built in wardrobe. Window to rear and radiator.

### **Bedroom 2**

9' 10" x 9' 10" (3m x 3m)

Double bedroom with built in wardrobe. Window to rear and radiator.

### **Bedroom 3**

8' 6" x 7' 10" (2.6m x 2.4m)

Single bedroom with window to front and radiator.

### **Bathroom**

7' 0" x 5' 11" (2.14m x 1.8m)

P shaped bath with shower over. Pedestal wash basin, WC and radiator. Tiled flooring and window to rear.

### **Outside**

#### **Front Garden**

A block paved driveway with ample parking for two vehicles. Bordered by hedging with a small lawn area. Side access.

#### **Rear Garden**

A private, brick and fence enclosed garden that is laid to lawn with a block paved patio area. There is a large workshop in the garden with power and lighting. Side access gate to the front.



Ground Floor



Floor 1

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