





Located on the favoured west side of town this desirable home enjoys a quiet peaceful setting with a private enclosed garden. Offered for sale being chain free with potential to improve and create a very spacious home. All the room sizes are generous with a large sitting room, fitted kitchen and bedroom or study with a bathroom on the ground floor. Two double bedrooms and an en suite bathroom complete the accommodation. The property further benefits from a garage and plenty of off road parking. Internal viewing is highly recommended - Call to book yours now!

Entrance Hallway

8' 8" x 5' 3" (2.64m x 1.60m)

Understairs storage cupboard. Two windows to front and radiator. Stairs to first floor.

Sitting Room

18' 5" x 13' 4" (5.61m x 4.06m)

A spacious room with a stone feature fireplace. Radiator. Window to rear overlooking the conservatory.

Conservatory

11' 9" x 7' 1" (3.58m x 2.16m)

uPVC & glass conservatory with a sliding door to the garden.

Dining Room/Bedroom 3

9' 10" x 8' 9" (2.99m x 2.66m)

Window to front and radiator.

Hallway

5' 6" x 4' 6" (1.68m x 1.37m)

Kitchen

11' 2" x 10' 5" (3.40m x 3.17m)

A range of wall and base, cupboard and drawer units. Integrated double oven, gas hob with integrated extractor over. Space and plumbing for washing machine, tumble dryer and an upright fridge/freezer. Stainless steel sink with drainer. Storage cupboard housing wall mounted boiler and consumer unit. Partly tiled walls, tiled flooring and window to rear.

Shower Room

8' 0" x 6' 9" (2.44m x 2.06m)

Shower cubicle, wash basin in vanity unit and WC. Partly tiled walls, tiled flooring and radiator.

First Floor Landing

4' 11" x 4' 3" (1.50m x 1.29m)

Window to front and radiator.

Bedroom 1

15' 6" x 12' 9" (4.72m x 3.88m)

Large double bedroom with built in wardrobe and drawers. Double storage cupboard. Window to front and radiator.

En-Suite

11' 3" x 5' 0" (3.43m x 1.52m)

Bath, pedestal wash basin and WC. Eaves storage cupboard, window to rear and partly tiled walls.

Bedroom 2

16' 3" x 11' 10" (4.95m x 3.60m)

Generous double bedroom with built in wardrobe with sliding doors. Storage cupboard, airing cupboard housing hot water tank and eaves storage cupboard. Loft access hatch. Radiator and window to rear.

Front

Good sized block paved driveway with ample parking. Established shrubs and trees to the front.

Rear Garden

Laid to lawn with a paved patio seating area. Plenty of shrubs, trees and flowers including a mature apple tree. Enclosed by fencing with paved access to the side of the property.

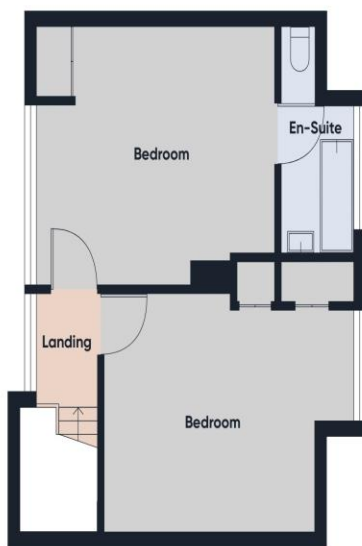
Garage

15' 3" x 8' 4" (4.64m x 2.54m)

Single garage with an up and over door. Power and lighting.



Ground Floor



Floor 1

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.