





\*\*\*\* UPVC DOUBLE GLAZED  
CONSERVATORY \*\*\*\*  
MODERN FITTED KITCHEN  
\*\*\*\* Perfect first Tim buy in  
a quiet location offering a  
hall, guest cloakroom/wc,  
lounge and a fitted dining  
kitchen. Conservatory, two  
bedrooms and a shower  
room. Two parking spaces  
and an easy to maintain  
garden with artificial grass.  
INTERNAL VIEWING HIGHLY  
RECOMMENDED.



## HALL

Entrance door into the hall with doors to -

## CLOAKROOM

Low flush wc, wash hand basin, upvc double glazed window and a radiator.

## LOUNGE

Upvc double glazed window, radiator wood effect floor and stairs to the first floor.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and an extractor, plumbing and space for a washing machine and space for a fridge freezer. Upvc double glazed window to the garden and doors into the conservatory, radiator.

## CONSERVATORY

Upvc double glazed windows and a door into the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Built in wardrobes, radiator and a upvc double glazed window.



## BEDROOM 2

Wardrobes, cupboard, radiator and a upvc double glazed window.







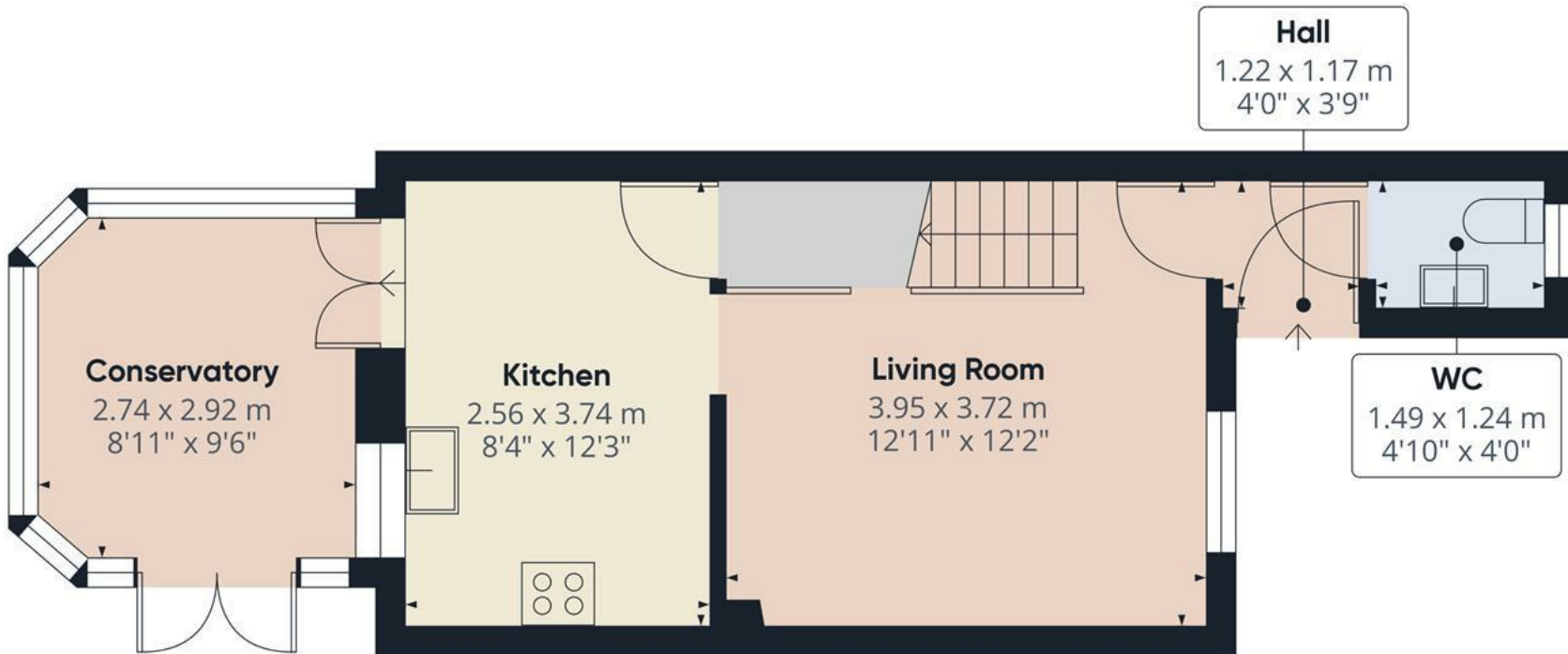
### SHOWER ROOM

Walk-in shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

### OUTSIDE

Drive and additional parking ro the front. Gated access to the rear garden with a patio, steps down to artificial grass and there is a garden shed.





Approximate total area<sup>(1)</sup>

36.63 m<sup>2</sup>  
394.29 ft<sup>2</sup>

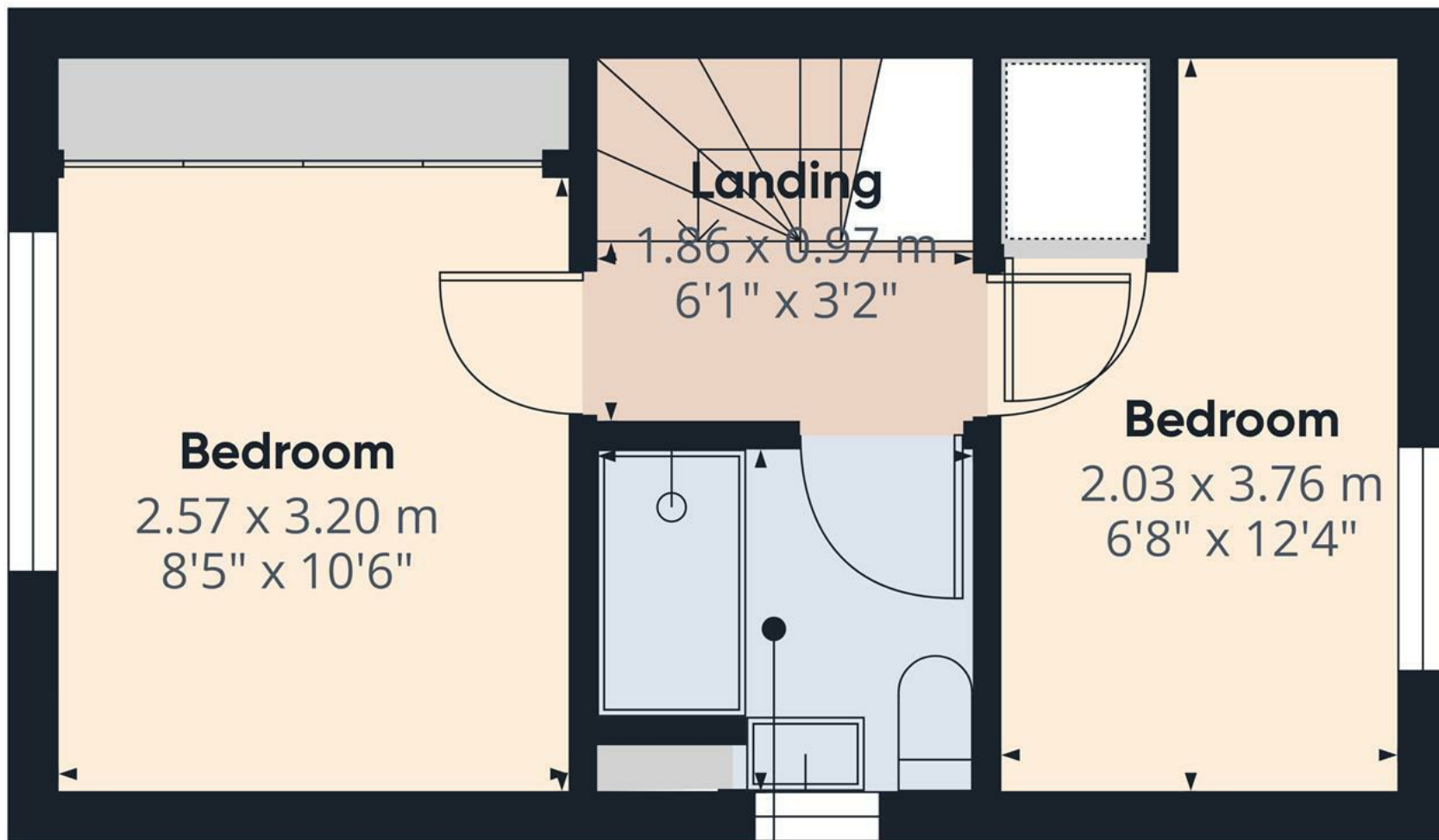
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



**Bathroom**  
1.88 x 1.80 m  
6'2" x 5'10"

Approximate total area<sup>(1)</sup>  
21.5 m<sup>2</sup>  
231.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

