





****** EXTENDED AND OPEN PLAN KITCHEN DINER WITH UTILITY ROOM AND WC ******

This is an impressive period property kept beautifully by the current owners. In brief the property offers a hall with original tiled floor, lounge with feature fireplace, open plan fitted kitchen with dining room and door onto the garden, utility room with wc. The first floor offers three bedrooms and a bathroom. Front fore garden and a rear garden with two brick outbuildings. **INTERNAL VIEWING IS HIGHLY RECOMMENDED**



HALL

Storm porch with entrance door into the hall.

HALL

Original tiled floor, radiator, under stairs storage cupboard and doors to -

LOUNGE

Feature fireplace with surround and tiled hearth, radiator and upvc double glazed window.

DINING ROOM

Radiator, door to the stairs and open through to -

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. space for a cooker with fitted extractor fan, space for appliances, breakfast bar, radiator, upvc double glazed window to the side and double doors into the garden.

UTILITY ROOM

Low flush wc, wash hand basin, plumbing for a washing machine and space for a tumble dryer. Wall mounted boiler and upvc double glazed window.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Upvc double glazed window and a radiator, storage cupboard.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.



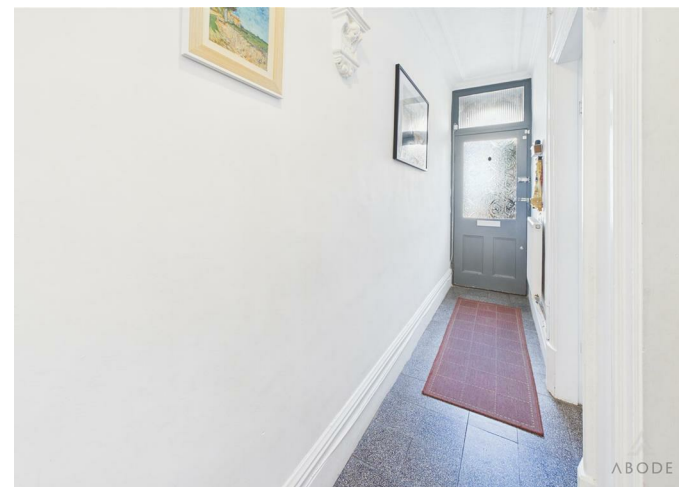
BATHROOM

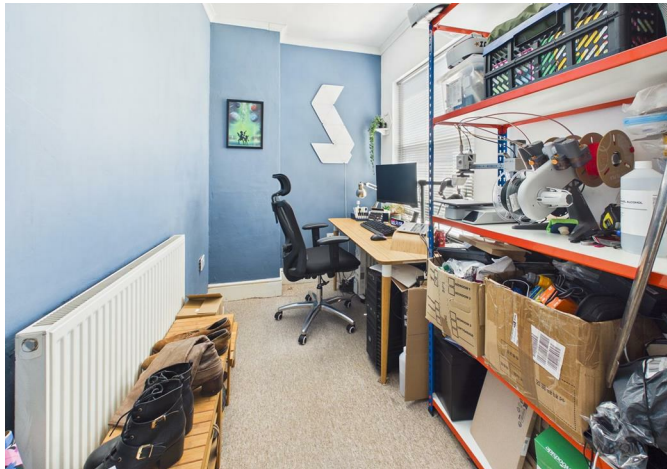
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin and a radiator.

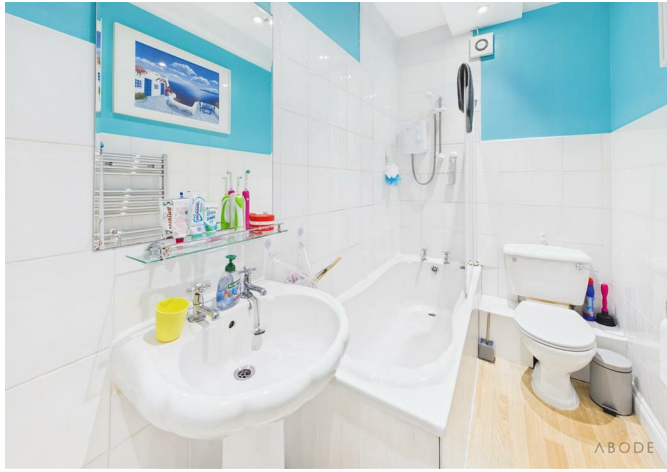
OUTSIDE

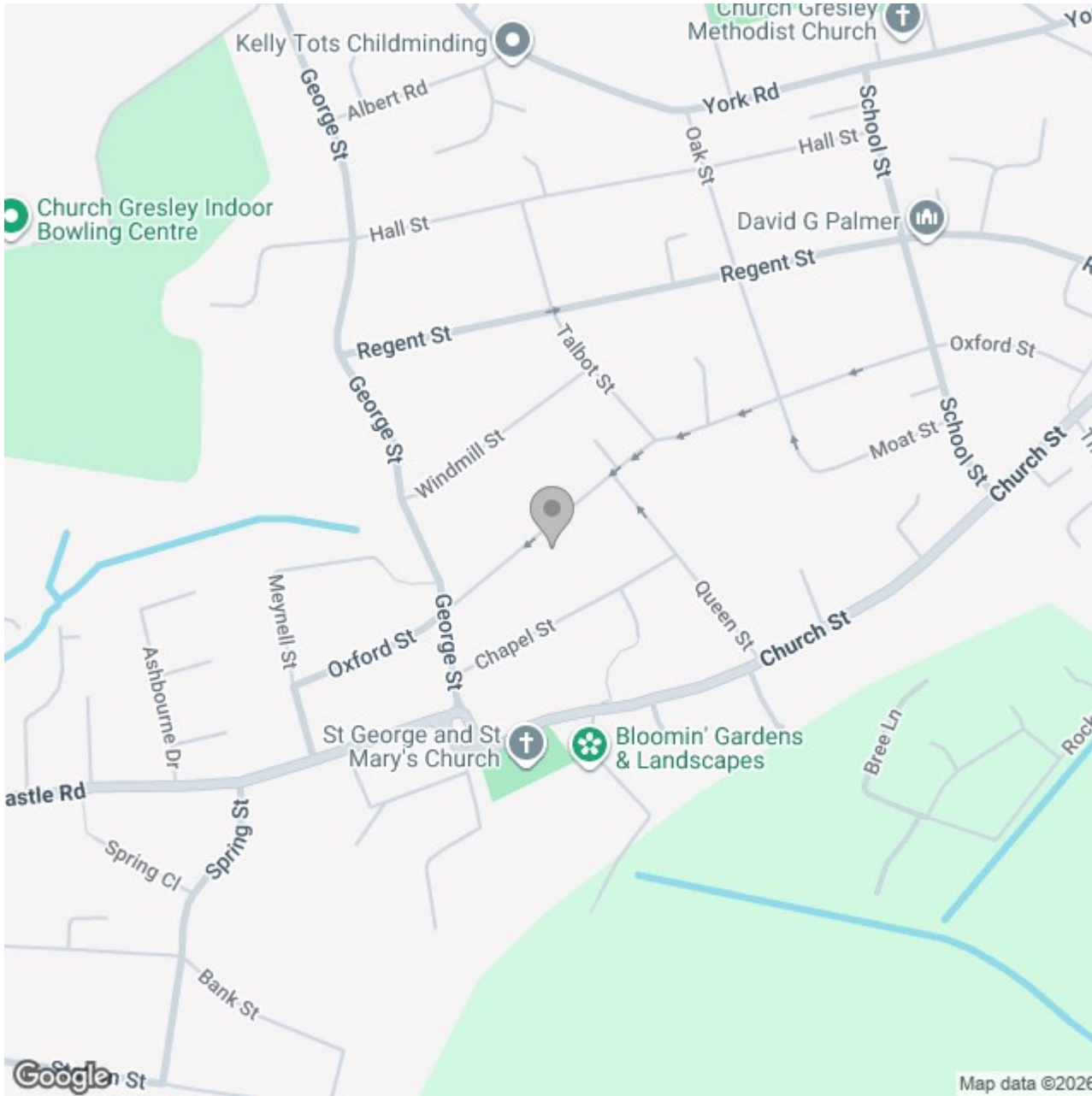
The real garden offers a lawn, paved seating areas and two brick outbuildings.











Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	