





**** CHARACTER PROPERTY
WITH EXTENSIVE GARDEN ****
NEW FITTED KITCHEN AND A
GARDEN ROOM **** Well
presented detached property
located up a private and quiet
lane offering a porch and guest
cloakroom, newly fitted kitchen,
lounge diner and a garden
room. Three good size
bedrooms, bathroom, outside
utility room and a workshop.
Double width drive, well
maintained and mature garden,
seating areas, pond, and
garden shed. INTERNAL
VIEWING HIGHLY
RECOMMENDED.



PORCH

Doors into the porch with, radiator, tiled floor and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator and window.

KITCHEN

Fitted wall mounted, base and drawer units with quartz work surfaces and a breakfast bar. Fitted electric oven, microwave oven and warming drawer, gas hob and extractor hood. Integrated dishwasher, space for an American fridge freezer, double glazed windows, radiator and a tiled floor.

LOUNGE

Feature exposed brick fireplace with living flame coal effect gas fire, two radiators, storage cupboard, double glazed window, door to stairs and double doors into the garden room.

GARDEN ROOM

Upvc double glazed windows and doors onto the garden tiled floor and an air conditioning unit.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Fitted wardrobes, cupboards, drawers and a window seat, radiator and double glazed window.



BEDROOM 2

Radiator and double glazed window.

BEDROOM 3

Radiator and double glazed window.







BATHROOM

Panel enclosed p shaped bath with shower and a shower screen, low flush wc, wash hand basin. cast iron style radiator with towel rail and double glazed window.

UTILITY ROOM

Plumbing and space for a washing machine.

OUTSIDE

Drive with space for 2 cars side by side. Gated access to the enclosed rear garden with a well manicured lawn, mature and established borders and plants. Block paved seating area, raised pond, covered seating area with artificial grass. Detached workshop and timber shed.







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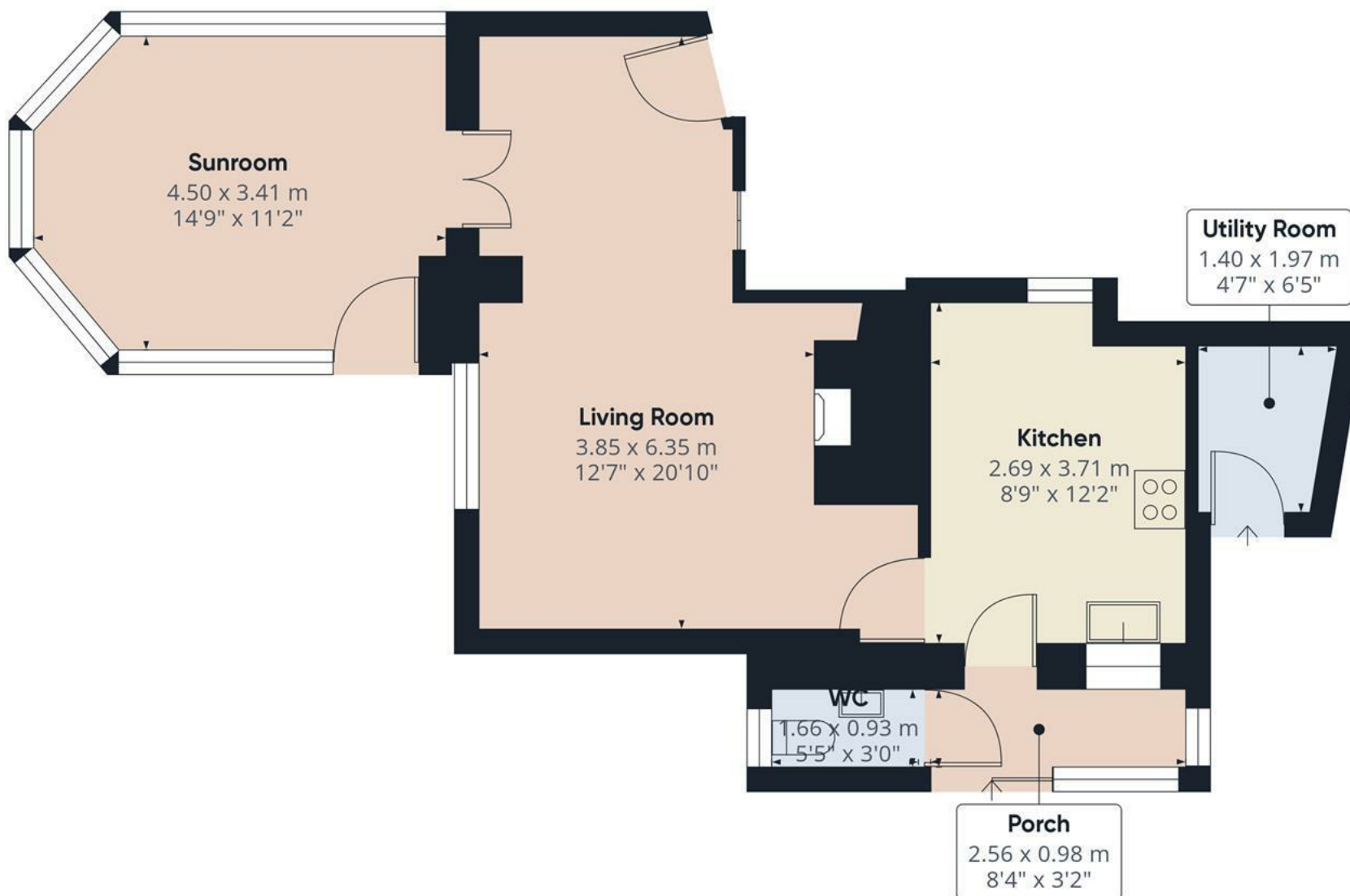
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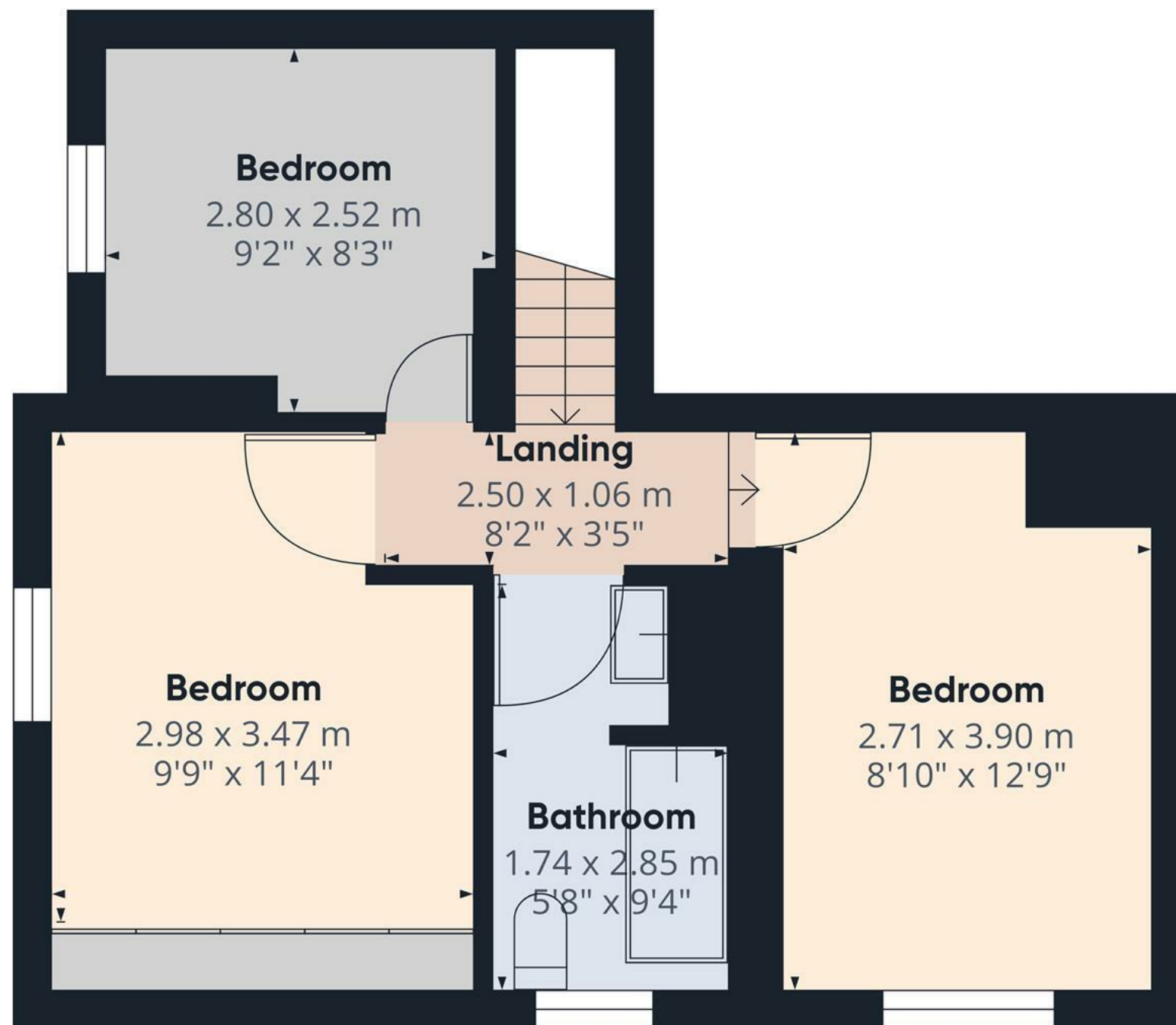
Approximate total area⁽¹⁾
55.45 m²
596.86 ft²

(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 1 Building 1

Approximate total area⁽¹⁾

34.76 m²

374.15 ft²

(1) Excluding balconies and terraces

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