



- **Detached**
- **Four Double Bedrooms**

Entrance Hall

Double glazed window to side aspect. Understairs storage cupboard. Telephone point and radiator. Doors to sitting room, dining room, kitchen/diner.

Sitting Room

Double glazed window to side aspect. Gas fire with tiled surround and radiator. TV aerial point. Doors to conservatory.

Dining Room

Double glazed bay window to front aspect. Gas fire with tiled surround and radiator. TV aerial point and wall light points.

Kitchen/Diner

Double glazed window to rear aspect. A range of base mounted storage unit/drawers with work surfaces. Sink unit with part tiled walls and radiator. Electric cooker point. Door to utility.

Utility

Double glazed window to side aspect. Doors to rear garden, WC and integral garage. Plumbing for washing machine and dishwasher.

Cloakroom

Double glazed window to rear aspect. Comprising low level WC, wash hand basin.

First Floor Landing

Double glazed window to front aspect. Access to loft space. Airing cupboard. Doors to bedrooms, bathroom and WC.

Bedroom One

Double glazed window to front aspect. Built in wardrobes. TV aerial point and telephone point. Radiator.

Bedroom Two

Double glazed window to rear aspect. Two built in wardrobes. Radiator.

Bedroom Three

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Four

Double glazed window to front aspect. Built in wardrobe. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising pedestal wash hand basin, panelled bath, walk in double size shower tray.

WC

Double glazed window to rear aspect. Low level WC, part tiled walls.

To Front

- **Conservatory**
- **Kitchen/Diner**

Brick wall to front garden with driveway to side and rear. Laid to lawn.

To Rear

Gated access. Fencing to side, hedging to rear. Patio to front with lawn area.

Date Created 26.2.18

Agents Note

Should your offer be accepted.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to

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which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Energy Performance Certificate

A copy of the energy performance certificate is available upon request.