



- **Detached Family Home**
- **Four Double Bedrooms**

**Entrance**  
Via wooden door into entrance hall.

**Entrance Hall**  
Doors to second reception room and lounge. Stairs to first floor. Carpet.

**Lounge 17'1 x 10'2 (5.21m x 3.10m)**  
Double glazed box bay window to front. Feature fireplace with wood burner and wooden surround. Arch to kitchen. Radiator.

**Second Reception Room 13'11 x 9'1 (4.24m x 2.77m)**  
UPVC double glazed window to front. Victorian fireplace with wood burner and wooden surround. Radiator. Carpet.

**Kitchen 12'6 x 9'7 (3.81m x 2.92m)**  
Double glazed window to rear and side aspects. Range of eye level and base storage units with laminate work surfaces over. Plumbing for washing machine. Cooker hood. Radiator. Tiled flooring. Door to cellar. Door to inner hallway.

**Cellar 14'0 x 11'0 (4.27m x 3.35m)**

**Inner Hallway**  
Doors to dining room and cloakroom.

**Cloakroom 5'5 x 4'2 (1.65m x 1.27m)**  
Vanity wash hand basin, low level WC. Part tiled walls. Storage cupboards. Radiator.

**Dining Room 13'6 x 9'4 (4.11m x 2.84m)**  
Double glazed patio doors to rear courtyard. Door to utility/storage area. Radiator.

**Utility/Storage Area 30'6 x 5'1 (9.30m x 1.55m)**  
Plumbing for washing machine. Wall mounted gas boiler. Shelved storage. Skylight windows. Door to front.

**First Floor**  
**Landing**  
Doors to all rooms. Shelved cupboard with storage.

**Bedroom One 14'7 x 10'5 (4.45m x 3.18m)**  
Two double glazed windows to front. Built-in wardrobes with shelving. Two radiators.

**Bedroom Two 14'7 x 9'9 (4.45m x 2.97m)**

- **Three Reception Rooms**
- **Character Features**

Double glazed window to front. Picture rails. Radiator.

**Bedroom Three 9'3 x 8'5 (2.82m x 2.57m)**  
Double glazed window to side aspect. Radiator.

**Bedroom Four 13'8 x 9'3 (4.17m x 2.82m)**  
Double glazed window to side aspect. Picture rails. Radiator. Wooden flooring. Door to rear garden.

**Bathroom**  
Two double glazed windows to rear. Panelled bath with shower over, vanity wash hand basin, low level WC. Part tiled walls. Radiator.

**Front Of Property**  
Steps leading up to property, mainly laid to lawn with established flowers and trees.

**Side & Rear Of Property**  
Wrap around garden with mature trees, shrubs, pergola, decking and patio areas.

**Tenure - Freehold**

**Details Created - 22.02.18**

- **Close To Town**
- **Valley Views**

**Energy Performance Certificate**

**Agents Note**  
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