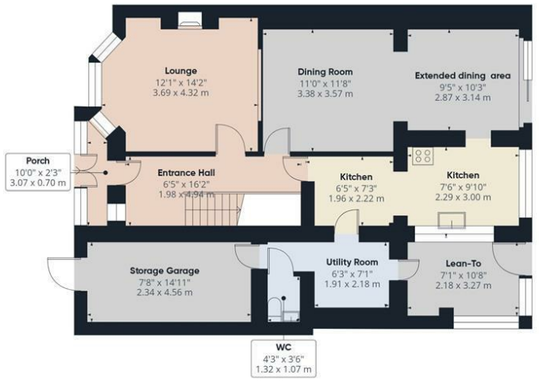


Ground Floor



Floor 1

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Approximate total area(1)

1465 ft²

136.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360









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A SIGNIFICANTLY EXTENDED FIVE BEDROOM SEMI-DETACHED PROPERTY SITUATED IN A POPULAR AND CONVENIENT LOCATION Lounge plus extended dining room and kitchen. Useful utility, downstairs WC and lean-to. Storage garage. Enclosed rear garden. Ideally positioned for local primary and secondary schools. Easy access to transport links, shops and local amenities. Scope for buyers to personalise and update to their own requirements. Spacious family accommodation of approx 1465 sq ft. Freehold.

TO THE GROUND FLOOR

Porch
To:

Entrance Hall
With laminate flooring. Stairs off to the first floor rooms. Radiator with a decorative cover.

Lounge
With a double glazed bay window to the front elevation. Gas fire set within a feature fireplace.

Extended Dining Room
With a radiator with a decorative cover. Laminate flooring. Gas fire. Double glazed sliding doors to the rear. Roof window to provide additional natural light. Archway to:

Kitchen
With a range of base and wall cupboard units and working surfaces incorporating a one and a half bowl stainless steel sink unit. Tiled areas. Space for cooker. Spotlighting. Double glazed window to the side and rear elevation. Radiator. Door off to:

Utility Room
With a working surface, cushion flooring and tiled splashbacks. Plumbing for a washer and dryer and space for fridge/freezer.

Downstairs WC
With a low level WC and wall hung wash hand basin. Extractor fan.

Storage Garage
With an exit door to the front elevation. Shelving and workbench.

Lean To
Exit door to the rear garden.

TO THE FIRST FLOOR

Landing
To:

Bedroom (1)
With a double glazed window to the front elevation. Range of fitted wardrobes.

Bedroom (2)
With a double glazed window to the rear. Radiator. Range of fitted wardrobes.

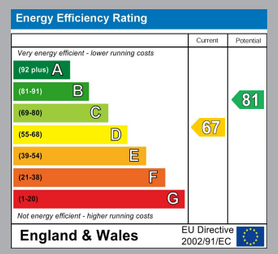
Bedroom (3)
With a double glazed window to the front. Radiator.

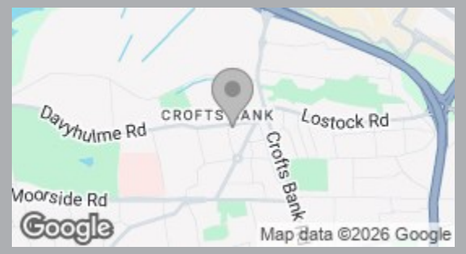
Bedroom (4)
With a double glazed window to the rear. Currently utilised as a home office.

Bedroom (5)
With a double glazed window to the front. Radiator. Loft access point.

Bathroom
With a white suite comprising panelled bath, walk-in corner shower enclosure and low level WC/vanity wash hand basin with storage combined. Double glazed window to the rear. Radiator.

Outside
To the front is an off road parking facility. To the rear is an enclosed garden with decking and paved areas with large fish pond.





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