

GROUND FLOOR

1ST FLOOR



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Stubbington



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£330,000 Freehold



**Entrance Hallway**  
12'4" x 8'5" inc staircase (3.76m x 2.57m inc staircase)  
Accessed via a wood and glazed front door, access to understairs storage cupboard, radiator,

**Downstairs Cloakroom**  
Double glazed window to front elevation, low level WC, wall ,mounted wash hand basin, radiator.

**Lounge**  
18'9" x 13'3" (5.72 x 4.06)

**Family Room**  
11'8" x 8'7" (3.58 x 2.64)  
Double glazed French doors to rear garden, inset spotlights to smooth skimmed ceiling, radiator.

**Kitchen**  
11'1" x 6'7" (3.40 x 2.01)  
Double glazed window to front elevation, fitted wall and base cupboard/drawer units with work surfaces over, inset sink unit with mixer tap, space for gas cooker, , space for fridge/freezer, plumbing for washing machine, space for dishwasher, ceramic tiled flooring.

**First Floor Landing**  
Access to partly boarded loft via void, access to airing cupboard housing combi boiler, doors to three bedrooms and family bathroom.

**Bedroom One**  
12'5" x 10'5" (3.80 x 3.2)  
Double glazed window to front elevation, two built in double wardrobes, radiator.

**Bedroom Two**  
12'5" x 7'10" (3.79 x 2.41)  
Double glazed window to rear elevation, radiator.

**Bedroom Three**  
9'4" x 6'9" (2.87 x 2.06)  
Double glazed window to front elevation, radiator.

**Bathroom**  
Double glazed window to front elevation, fitted panel bath with shower over, inset vanity sink unit, concealed WC, chrome heated towel rail, half tiled walls.

**Rear Garden**  
Area immediatley behind house laid to timber decking, raised timber seating bench, further area laid artificial lawn, block paving and shingle, outside, tap, fully fence enclosed with side access gate.

**Garage**  
Situated in a block behind the rear garden.

**Front Garden**  
Area laid to lawn with pathway to front door.

