

WOULFE & CO. AUCTIONEERS.

ACCOMODATION;

Porch: **7'5 x 5'4 (2.28 x 5.36).** Tiled floor, recessed, light fittings.



Entrance Hallway: 20'5 x 7'9 (6.22 x 2.37).
Tiled floor, light fittings, modern, spacious & bright.



Kitchen/Dining Room: **14'6 x 25'2 (4.42 x 7.67).** Tiled floor, shaker style Kitchen, with solid fuel stove, cooker, electric hob & Extractor fan, integrated appliances, recessed, light fittings, modern & bright.



Utility: **5'10 x 9'11 (1.78 x 3.03).** Tiled floor, plumbed for appliances, storage units, light fittings.

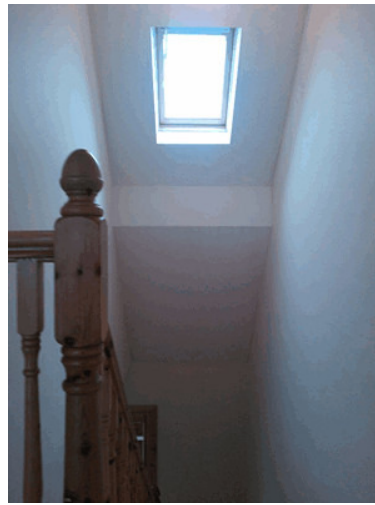
Please note that all measurements and details are believed to be correct but any intending purchaser should satisfy himself/herself or otherwise as to the correctness of these particulars



Lounge Room: 16'29 x 14'6 (4.96 x 4.42). Timber floor, solid fuel stove, light fittings, curtains & blinds, bright & well decorated.



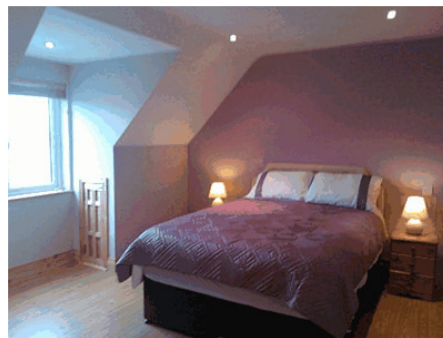
Shower room: 7'6 x 6'6 (2.29 x .2)
.Tiled floor, wc, whb, shower, light fittings.



Landing: 8'7 x 7'9 (2.63 x 2.38).
Timber floor, light fittings, bright & spacious



Bedroom one: 10'11 x 13'10 (3.33 x 4.23). Timber floor, light fittings & blinds.



Bedroom two: 8'8 x 10'9 (2.64 x 3.27). Timber floor, light fittings & blinds.

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Bedroom three: **15'9 x 13'7 (4.82 x 4.15).** Timber floor, walk in wardrobe, light fittings & blinds

Bedroom Four: **13'1 x 11'11 (3.196 x 3.64).** Timber floor, walk in wardrobe, light fittings & blinds.



En-suite: 5'4 x 7'10 (1.63 x 2.4). Tiled walls & floor, wc, whb, established shower, light fittings.



Bathroom: 7'7 x 9'10 (2.33 x 3.01). Tiled walls & floor, wc, whb, bath, established shower, light fittings, modern & bright & well decorated.



FEATURES:

- Gravel & chip driveway
- Kerbs
- Constructed in 2010
- Front & rear lawn
- Zoned OFCH
- Bio System
- Permanet Broadband
- Foundation for garage
- 12(A) Planning Permission
- Circa 181.74 sq mt/1955 sq ft
- Circa 0.5 Acres

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