





1 Hamblin Cottages Bishopstone Lane

Sayers Common

Front Door: uPVC double glazed front door to:

Lobby: uPVC double glazed window's and double doors to rear garden, tiled floor, double glazed patio door's to living room, further front door to: **Inner Hall:** Tiled floor, night storage heater, uPVC double glazed window to front, mirror fronted built in coat cupboard, panelled glazed doors to living room and sitting room.

Double Aspect Living Room: fitted carpet, night storage heater, ornamental fire surround with electric fire, double glazed window to side, panel glazed door to:-

Double Aspect Study/Family Room: fitted carpet, night storage heater, double glazed window's to side and rear, stable style door to rear garden.

Sitting Room: Feature cast iron log burner, fitted carpet, night storage heater, stairs to first floor, uPVC double glazed window to front, arched opening to:-

Kitchen/Dining Room: composite fitted eye & base shaker style, granite effect worktops, tiled floor and splashbacks, enamel sink unit, integrated fridge, integrated dishwasher, space for electric cooker with concealed fitted oven, under unit lightning, double glazed window and panel glazed door to:-

Double Aspect Utility Room: cream coloured shaker style wall and base units, stainless steel sink unit, granite effect worktops, spaces for washing machine and tumble dryer, tiled floor and splashbacks, night storage heater, uPVC double glazing window to side, uPVC double glazed double doors to rear garden. Door to:- **Workshop:**



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Double Aspect Master Bedroom: laminate wood floor, night storage heating, eaves cupboards, uPVC double glazed window's to front and side. Doors to En-suite and to:-**Walk in Wardrobe:** bespoke clothes rails, shelving and shoe storage. **En-suite Shower Room:**

Bedroom Two: laminate wood flooring, deep built in wardrobe. uPVC double glazed window to front.

Bedroom Three: laminate wood flooring, uPVC double glazed window to rear.

Bathroom: White suite, 'P' shaped shower bath, low level WC, pedestal wash hand basin, electric towel rail, tiled floor and walls,, uPVC double glazed window.

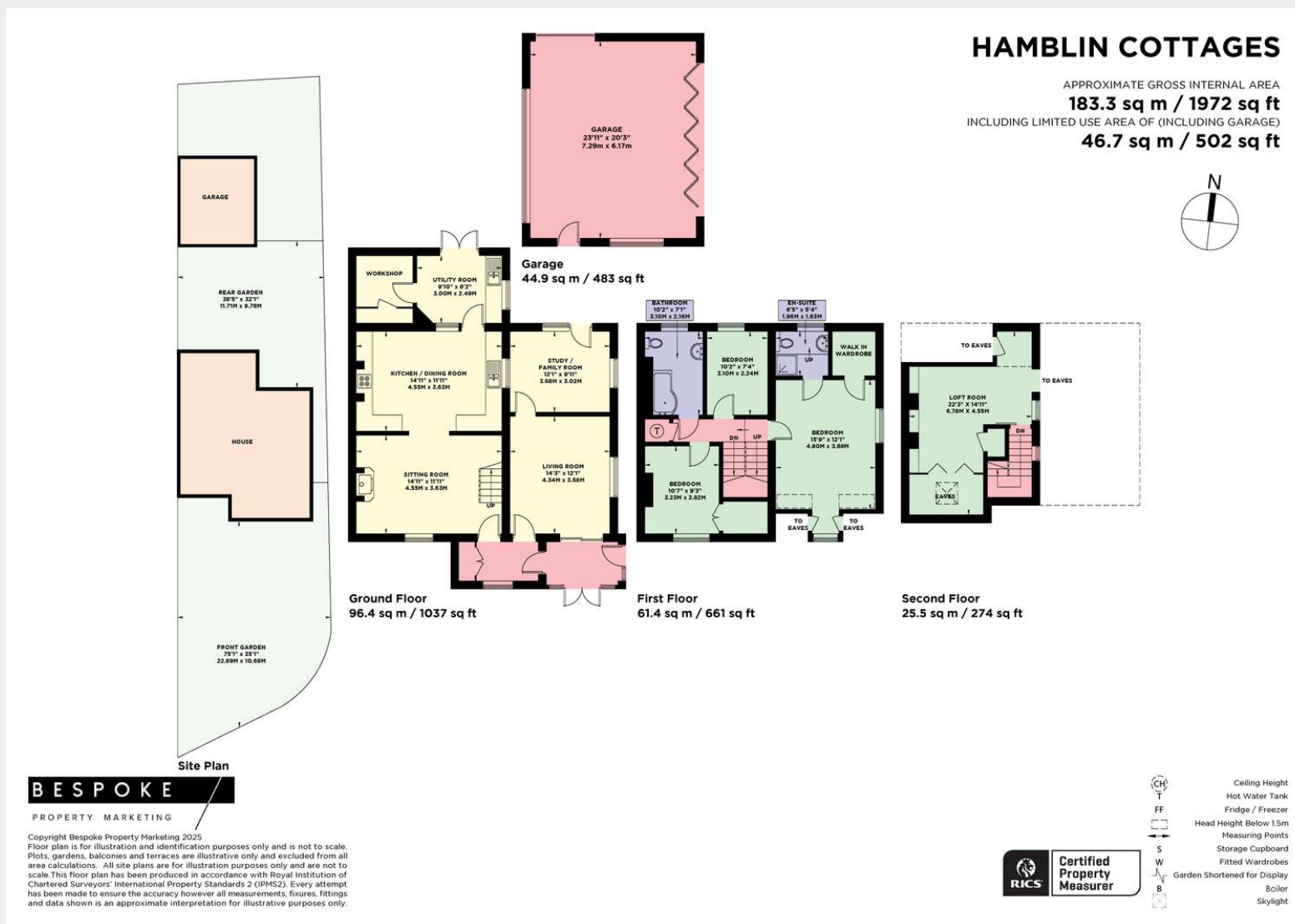
Second Floor: Attic Room/Occasional Bedroom Four: double aspect with uPVC double glazed window to side and double glazed 'Velux' to front, night storage heating, cupboards and storage.

Garage Complex: Parking in front for 3 cars, folding front doors, further side garage door, lighting and power, windows, personal door. **Rear Garden:** lawn, patio, pergola, sheds and stores, gated front and rear. **Front Garden:** South patio, fish pond, lawns, summerhouse, storage sheds, plants and borders. **Septic Tank Drainage:** shared 50:50 with adjoining neighbour.

- Council tax band: D, Energy performance rating: F

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