

Manor Farm Cottage, Thwing Guide Price £400,000



IMPRESSIVE FOUR DOUBLE BEDROOM COUNTRY HOUSE with LOUNGE, SUN ROOM, SNUG and DESIGNER KITCHEN OPEN PLAN DINING.

MASTER BEDROOM EN SUITE with DRESSING ROOM, FAMILY SHOWER ROOM 1ST FLOOR plus DOWNSTAIRS WC. DOUBLE GLAZING, CENTRAL HEATING. OFF ROAD PARKING, SOUTH FACING COUNTRY GARDEN.



Entrance Hall 3.90m x 3.70m - 12'9" x 12'1"

UPVC double glazed door to the front aspect, radiator, power points, understairs storage cupboard, stairs to the first floor landing.

WC

UPVC double glazed window to the front aspect, white two piece suite comprising of low flush WC, wash hand basin, radiator.

Lounge 7.00m x 5.70m - 23'0" x 18'10"

Two UPVC double glazed windows to the front aspect, UPVC double glazed patio doors to the rear giving access to the sun room. TV point, feature brick Inglenook fire place with log burning stove, radiator and power points.

Sun Room 5.50m x 3.00m - 18'2" x 9'11"

UPVC double glazed windows to the rear and side aspects, UPVC double glazed French Doors to the rear giving access to the South facing rear garden, radiator and power points.

Day Room / Snug 4.90m x 3.80m - 16'2" x 12'6"

UPVC double glazed window to the rear aspect, TV point, free standing log burning stove set on a slate hearth, radiator and power points.

Kitchen/ Dining Area 6.90m x 4.10m - 22'9" x 13'7"

UPVC double glazed windows to the front and rear aspects, range of high gloss cream wall and base units with roll top work surface, sink and drainer, integrated dishwasher, integrated electric oven with four ring electric hob and extractor hood, Island breakfast bar, radiator and power points, tile effect flooring.

Side Porch

UPVC double glazed door to the front aspect, radiator, open plan access to the kitchen/ dining room, tile effect flooring.

DISCLAIMER

* These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



Utility Room 3.10m x 1.80m - 10'3" x 5'9"

UPVC double glazed window to the side aspect, UPVC double glazed stable door to the rear giving access to the South facing rear garden. Range of cream high gloss wall and base units with roll top work surface, stainless steel sink and drainer with space for dishwasher, space for tumble dryer, Ideal gasflo combi boiler, radiator and power points.

First Floor Landing 3.90m x 3.70m - 12'9" x 12'1"

Galleried first floor landing with Two UPVC double glazed windows to the front aspect, radiator and power points.

Master Bedroom 5.00m x 3.80m - 16'4" x 12'6"

UPVC double glazed window to the rear aspect, overlooking the South facing rear garden, TV point, radiator and power points.

Dressing Room 3.20m x 2.40m - 10'6" x7'9"

UPVC double glazed window to the rear aspect, fitted sliding wardrobes, radiator and power points.

En Suite Bathroom

UPVC double glazed window to the rear aspect, white three piece suite comprising of low flush WC, wash hand basin, bath with mixer taps, extractor fan, radiator and power points.

Bedroom Two 5.20m x 3.20m - 17'0" x 10'5"

UPVC double glazed window to the rear aspect, fitted sliding wardrobes, radiator and power points.

Bedroom Three 3.70m x 3.70m - 12'3" x 12'3"

UPVC double glazed window to the front aspect, fitted sliding wardrobes, radiator and power points.

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Bedroom Four 3.70m x 3.70m - 12'1" x 12'1"

UPVC double glazed window to the front aspect, fitted wardrobes, radiator and power points, currently used as an office.

Shower Room

UPVC double glazed window to the front aspect, low flush WC, vanity wash hand basin, fully tiled corner shower cubicle with shower, extractor fan, heated towel rail.

Workshop / Formerly Garage 5.80m x 3.00m - 19'0" x 9'10"

Converted garage currently used as a work shop with double glazed stable style door to side elevation, power supply and lighting. This work shop could be returned to a single garage if required.

South Facing Rear Garden

Tiered private landscaped South facing rear garden, lain to lawn with flower and bush borders, two sheds, summer house with power points and light, outside tap and two outside double power sockets. Double gates leading to the side drive with off street parking for numerous vehicles including a motor home.

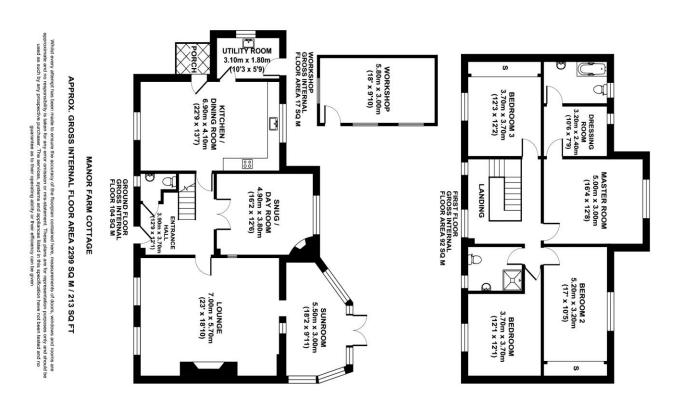
Front

The front of the property is flush to the pavement, wooden double gates to the side giving ample off street parking for numerous vehicles.

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