

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**

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### **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" x 7'9"

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, lawn 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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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