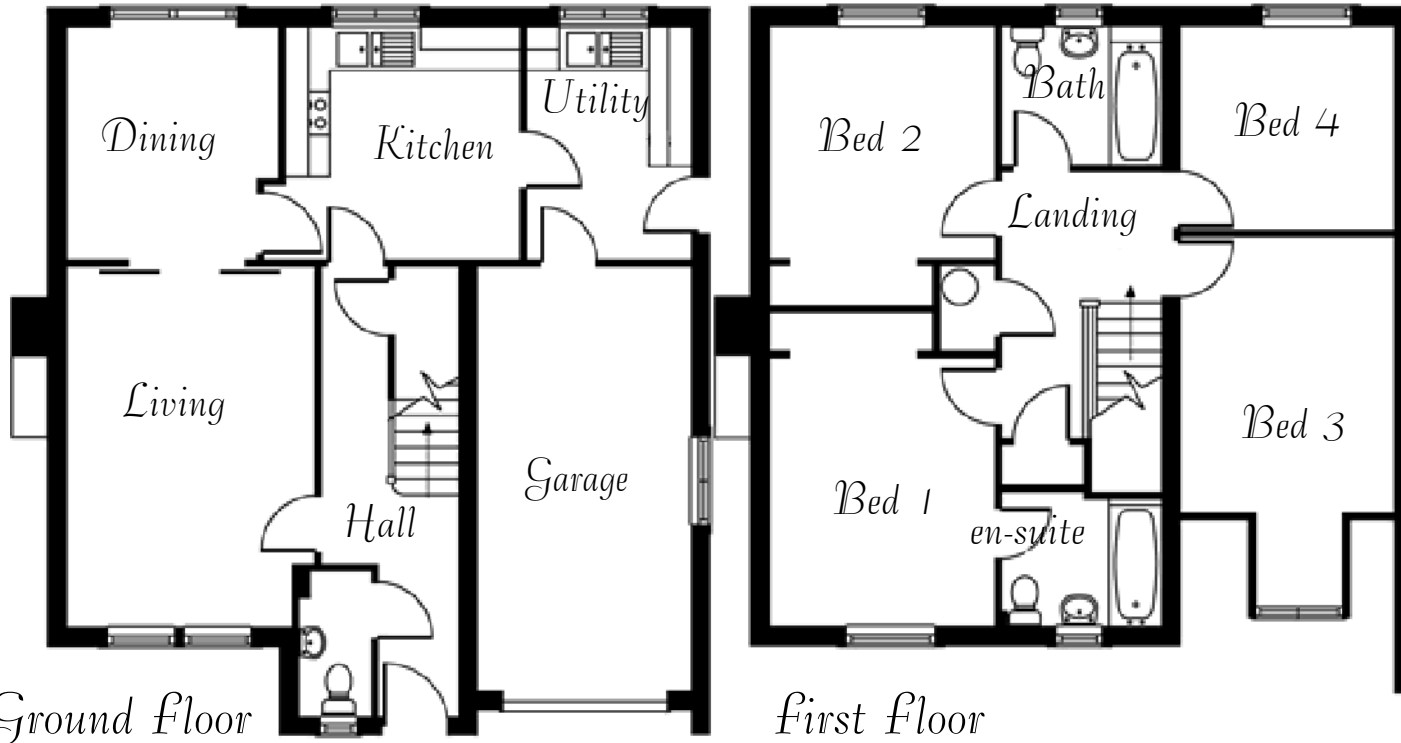


The Merlin



A four bedroom detached house featuring an integral single garage, separate living and dining rooms and a dormer window to bedroom three. The entrance hall, with WC and cloakroom, leads into the rear facing fitted kitchen or into the main living room to the side. The separate dining room has access to both the living room and kitchen, whilst a plumbed utility room off the kitchen leads into the single garage or out onto the rear garden.

On the first floor, bedrooms one and two have large wardrobe areas, with the master also enjoying full en-suite bathroom facilities. A separate family bathroom is shared by the other three bedrooms whilst bedroom three also enjoys the additional space provided by a feature dormer window.



GROUND FLOOR

Living room	16' 6" x 11' 3"	5027 x 3447
Dining room	10' 2" x 10' 7"	3120 x 3223
Kitchen	10'10" x 10' 7"	3314 x 3223
Utility Room	6' 7" x 10' 7"	2003 x 3223
W.C.	6' 6" x 3' 1"	1985 x 945
Garage	9' 8" x 19' 1"	2962 x 5827

FIRST FLOOR

Bedroom 1	11' 0" x 12' 4"	3360 x 3760
En-suite	6' 7" x 6' 5"	2015 x 1960
Bedroom 2	10' 4" x 10' 8"	3160 x 3260
Bedroom 3	9' 7" x 11' 3"	2917 x 3445
Bedroom 4	9' 6" x 8' 5"	2917 x 2563
Bathroom	8' 1" x 6' 4"	2460 x 1940