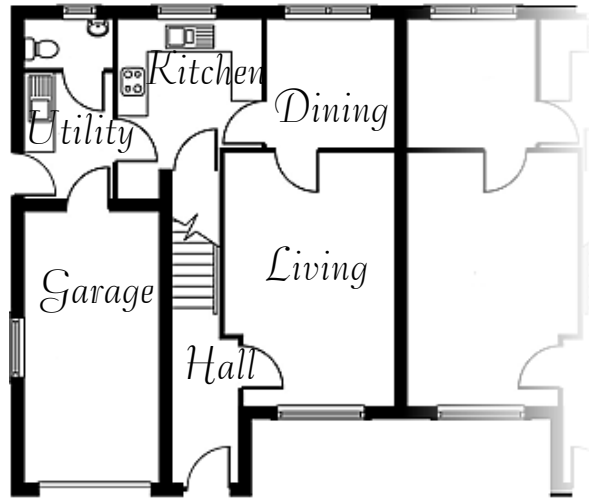
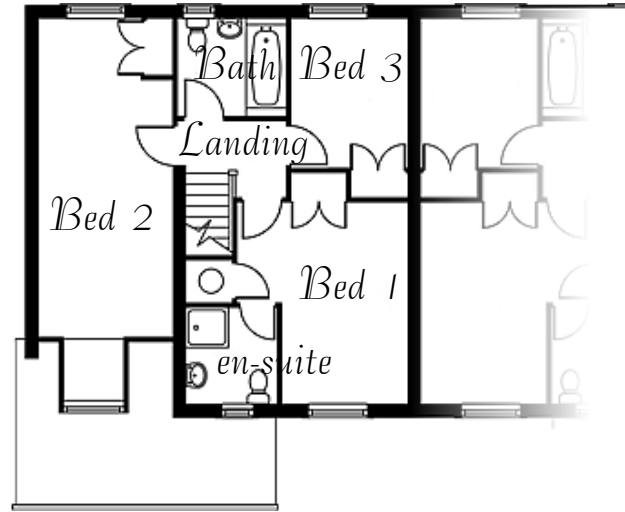


# The Swallow



*Ground floor*



*First floor*



A three bedroom semi-detached house with integral single garage, separate living and dining rooms and dedicated utility room. The entrance hall leads into the rear facing fitted kitchen or into the main living room to the side. The dining room has access to both the living room and kitchen whilst a plumbed utility room and ground floor WC adjacent the kitchen leads into the single garage or out onto the rear garden.

On the first floor, all the bedrooms have built-in wardrobe areas, with the master also enjoying en-suite bathroom facilities, A separate family bathroom is shared by bedrooms two and three whilst the large bedroom two 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

