

## Self-Contained Cottage Annexe

### Inner Hallway to Annexe

9' 10" x 3' 8" (2.99m x 1.12m)

Hallway leading to the self-contained annexe, storage cupboard.

### Hallway

25' 7" x 6' 7" (7.79m x 2.01m)

Airing cupboard, window to side and radiator.

### Sitting Room

15' 0" x 14' 8" (4.57m x 4.47m)

Lovely room with triple aspect feature arch windows. Feature fireplace with wood burner. Front door access. Radiator

### Kitchen/Dining Room

15' 5" x 8' 0" (4.70m x 2.44m)

Modern shaker style kitchen with matching wall and base cupboard and drawer units, inset sink and drainer. Induction hob with built in electric oven and extractor over. Space for full fridge freezer, window to front and radiator.

### Laundry Room

8' 3" x 4' 7" (2.51m x 1.40m)

Wall and base cupboards and ample work top over. Plumbing for washing machine and dishwasher and space for tumble dryer. Separate door access to the driveway. Radiator.

### Bedroom 1

11' 6" x 9' 10" (3.50m x 2.99m)

Generous double room with window to front, door to bathroom. Radiator

### Bedroom 2

11' 5" x 8' 11" (3.48m x 2.72m)

Good size double with window to front and radiator.

### Bathroom

8' 9" x 5' 7" (2.66m x 1.70m)

Suite comprising of WC, wash basin and bath with electric shower over. Radiator.

