

Access Statement for Kingfisher

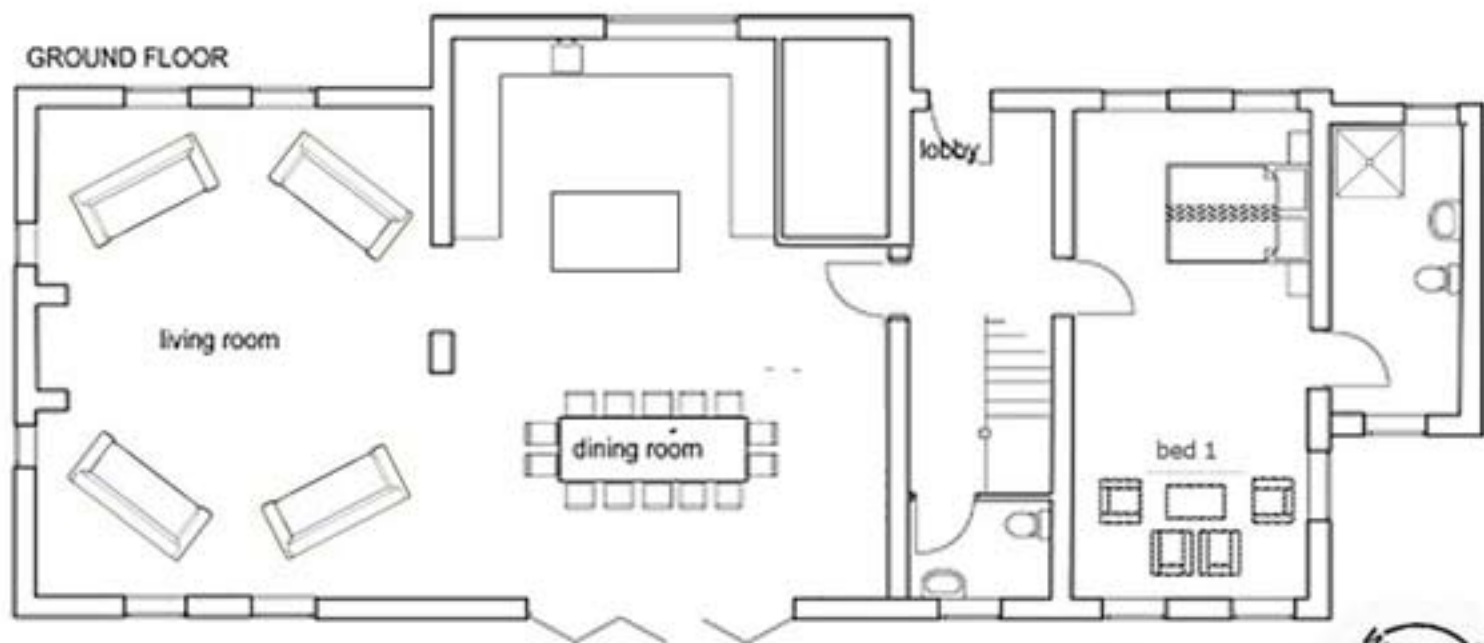
- Cars can be driven to two of the access doors from a gravel parking area. There is parking available for 8 cars.
- Both of these access doors have a paved ramped entry with motion sensor outside light. The main entrance measures 96cm and the second entrance measures 79cm wide.
- The entire ground floor is tiled and on one level.
- There is one ground floor bedroom which has it's own direct entrance from outside
- Entrance hall has tiled floor, pendant light fitting, fire extinguisher, door on left to downstairs bedroom, door straight ahead to cloakroom, door on right to kitchen/living area.
- Door to downstairs bedroom 79cm wide, tiled floor, dual aspect windows, 2 pendant overhead lights, zip-link beds, 2 bedside drawers with table lamps, wardrobe, chest of drawers, 2 seater sofa, tv, door direct to outside, 79cm wide, on to a paved ramp.
- Door to en-suite 82cm with 1 cm lip to a tiled floor, shower with step in of 19cm, shower cubicle 83cm x 117cm, wash hand basin, lavatory, heated towel rail, recessed ceiling lights.
- Stairs, wooden, 13 risers, last 3 forming 45 degree bend, each tread 81cm wide, banister on right plus hand rail on left going up.
- Door to cloakroom 81cm, tiled floor, wash hand basin, lavatory, window, pendant light.

Door to kitchen/living area 81cm, tiled floor, locked door on right housing central heating boiler and water system, carbon monoxide alarm. French doors to outside with threshold and 15cm step down. Pendant lights over dining table, 4 x 4 spotlights in kitchen area, wall lights in living area. 1 large dining table, 1 small dining table, 14 dining chairs, 2 bar stools

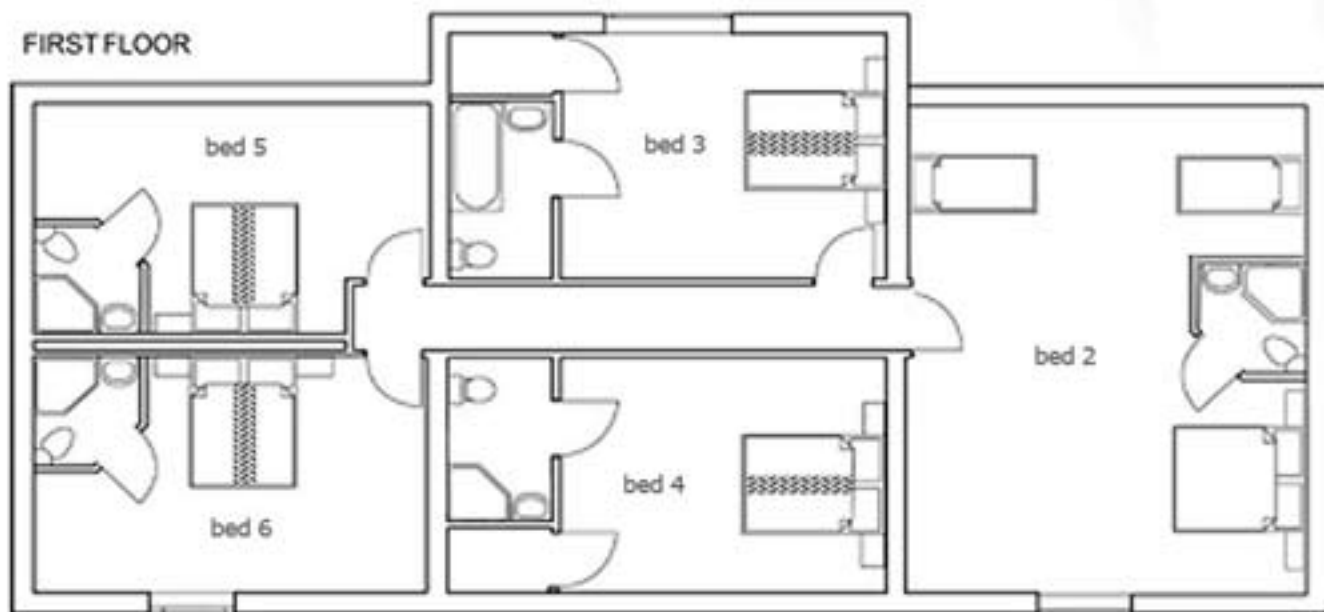
- & lamps, chest of drawers, chair, built in wardrobe. Door to en-suite bath room 74cm, wood effect floor, velux rooflight, 4 recessed ceiling lights, 160cm shower bath with shower over, wash hand basin, lavatory, heated towel rail, shaving point.
- Bed 3 (on left at end) Door 73cm, wood floor, 1 window, 1 pendant light, zip-link beds, 2 bedside tables & lamps, 1 chest of drawers, 1 wardrobe. Door to en-suite shower stools, fitted kitchen, 1 electric hob, 2 electric ovens, American fridge freezer, washing machine, dishwasher, microwave, small fire extinguisher, fire blanket, heat/smoke detector, dresser, occasional tables and lamps, 3 armchairs, 3 x 3 seater sofas, wood burner, 5 windows.
- Landing, wood floor, velux window, fire extinguisher, 2 natural light wells, 3 ceiling mounted lights. Heat/smoke detector.
- Door to family room 73cm, wood floor, 2 windows, 2 velux, 2 pendant lights, 1 double bed, 2 single beds, 1 wardrobe, 1 built in cupboard, 1 dressing table, 1 chest of drawers, 2 bedside tables & lamps, 2 bedside drawers & lamps. Door to en-suite shower room, small lip down, corner shower unit 20cm step in, wash hand basin, lavatory, heated towel rail.
- Bed 1 (on left) Door 73cm, wood floor, pendant light, velux rooflight, zip-link beds, 2 bedside tables & lamps, chest of drawers, chair, built in wardrobe, door to en-suite shower room 74cm, wood effect floor, velux rooflight recessed ceiling lights, corner shower 20cm step up, wash hand basin, lavatory, heated towel rail.
- Bed 2 (on right) Door 73cm, wood floor, 1 window, 1 pendant light, zip-link beds, 2 bedside tables room 66cm, Tiled floor, 1 window, shower cubicle with 24cm step up, cubicle measures 73cm x 100cm, wash hand basin, lavatory, shaver point, heated towel rail.

- Bed 4 (on right at end) Door 73cm, wood floor, 2 velux rooflights, 1 pendant light, zip-link beds, 2 bedside tables & lamps, 1 wardrobe, 1 chest of drawers, 1 chair. Door to ensuite shower room 66cm, wood floor 1 window, 4 recessed ceiling lights, shower cubicle with 24cm step up, measures 73cm x 100cm, wash hand basin, lavatory, shaver point, heated towel rail.
- Outside, enclosed gardens, mainly level, short slope in one lawn. 2 level paved seating areas.

GROUND FLOOR



FIRST FLOOR



Twin or double beds