

Kozi Cottage is an enchanting semi-detached period cottage, it has gas central heating and benefits from a garage and studio workshop at the back of the property. The property features a wood burning stove in the sitting room with a second reception room, there is a very smart cottage style kitchen & a well appointed ground floor bathroom.

#### **SITTING ROOM**

**11' 7" x 11' 3" (3.53m x 3.43m)** Front aspect room with exposed brickwork. Feature fireplace with wood burning stove. Fitted bookcase.

#### **DINING ROOM**

**8' 3" x 11' 7" (2.51m x 3.53m)** Front aspect room

#### **KITCHEN**

**9' 1" x 8' 2" (2.77m x 2.49m)** Cottage style units with Belfast sink. Four ring gas hob with electric oven. Plumbing for washing machine. Walk in recess pantry.

#### **BATHROOM**

**5' 6" x 8' 11" (1.68m x 2.72m)** White suite panel bath with shower over, wash hand basin & low level WC

#### **BEDROOM 1**

**11' 3" x 8' 5" (3.43m x 2.57m)**

#### **BEDROOM 2**

**10' 7" x 7' 10" (3.23m x 2.39m)**