



# VIPERS QUAY

R I V E R   D A R T • D I T T I S H A M

## **Access Statement**

The drive is gravelled and slopes down to the house. Cars can be driven up to the entrance to the house.

There is a level entrance to the main entrance hall. There is a step (6.3") from this to the inner hall for which a ramp is provided on request. There is also a small step (2") from the entrance hall to the laundry room and bunkroom.

The property is single storey, without steps save as mentioned above. There are no corridors, access being via the inner hall which has a minimum width of 3'6".

Living room. The living room provides a large living and dining area with a wide opening to the kitchen. The door from the inner hall to the living room is 2'6" wide.

The bedrooms are carpeted and doors openings are all 28" wide.

The double bedroom has an en-suite shower and WC. The door to the shower room is 25.4" wide. A seat can be provided for the shower if required. Height of washbasin 35"; height of WC 16.3". There is no clear space under the washbasin. .

Bedroom 2 has an en-suite bath (with shower above) and WC. There is no free space under the washbasin.

Bedrooms 3 and 4 each have a washbasin 33" high. There is clear space under the washbasins.

The main bathroom has a bath 1800mm long with shower above. Washbasin 34" high. WC 16" high. Clear space under the washbasin. Door 29" wide. There is a separate WC, door 24" wide.

The garden area is mainly lawn on a single level, sloping slightly. There is level access from the living room, door 3'6" wide. There are also French doors 26" wide from bedrooms 3 and 4. (There is also access from the entrance hall but with a step).

Our website shows a floor plan and photos of the rooms.

A fully detailed Access Statement can be provided on request.