





A fantastic opportunity to obtain a four bedroom detached home, situated down a private driveway which leads to an ample parking. The property benefits from having two reception rooms, four well proportioned bedrooms with the master having an en-suite shower room, a spectacular refitted four piece family bathroom and a good sized kitchen diner. Viewing is highly recommended strictly via appointment only.



The Accommodation

Entrance hall

With central heating radiator, under stairs storage cupboard, stairs rising to the first floor and doors leading off to:

Kitchen Diner

With a selection of matching wall and base units, with a roll edge preparation work surface, four ring gas hob, electric oven and grill, integrated dishwasher, one and a half bowl sink with mixer tap and drainer, central heating radiator, double glazed window to the front elevation and an opening leading to:

Utility room

With a selection of wall and base units, having a roll edge laminate preparation work surface, space for washing machine and tumble dryer, sink with mixer tap and drainer, central heating radiator, double glazed upvc door to the side access and recessed spot lighting.

Snug

With wall mounted electric heater and a double glazed window to the side elevation.

WC/cloaks

With low level wc, wash hand basin with mixer tap and vanity unit below, tiled flooring and partially tiled walls

Living Room

With central heating radiator, fire place, double glazed window to the rear elevation and double glazed French doors leading to:

Dining Room

With central heating radiator and a double glazed window to the rear elevation.

First floor landing

With airing cupboard, storage cupboard, loft hatch, double glazed window to the front elevation and doors leading off to:

Master bedroom

With central heating radiator, two double glazed windows to the rear elevation, three built in wardrobes and a door leading to the en-suite shower room.

En-suite Shower Room

With a low level wc, wash hand basin with individual hot and cold taps, shower cubicle with shower over, double glazed window to the side elevation and a



central heating radiator.

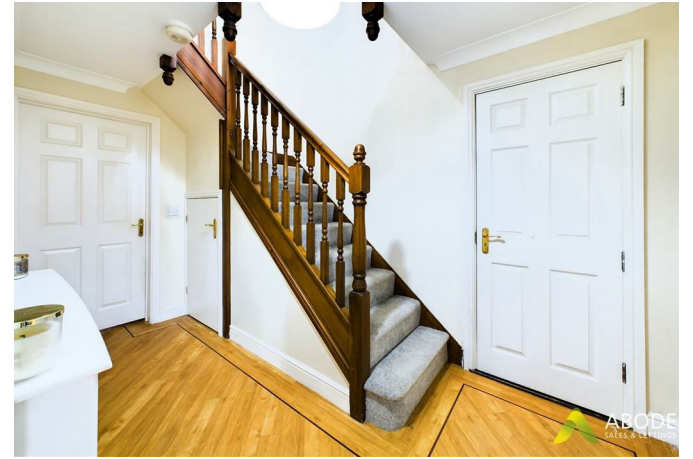
Bedroom Two

With central heating radiator, two built in wardrobes and a double glazed window to the rear elevation.

Family Bathroom

With a four piece suite comprising: freestanding bath with mixer tap over, low level wc, wash hand basin with mixer tap and floating vanity unit below, double shower with glass sliding door and gravity shower over, heated ladder towel rail, double glazed window to the side elevation, light up wall mounted mirror with anti mist and recessed spot lighting.



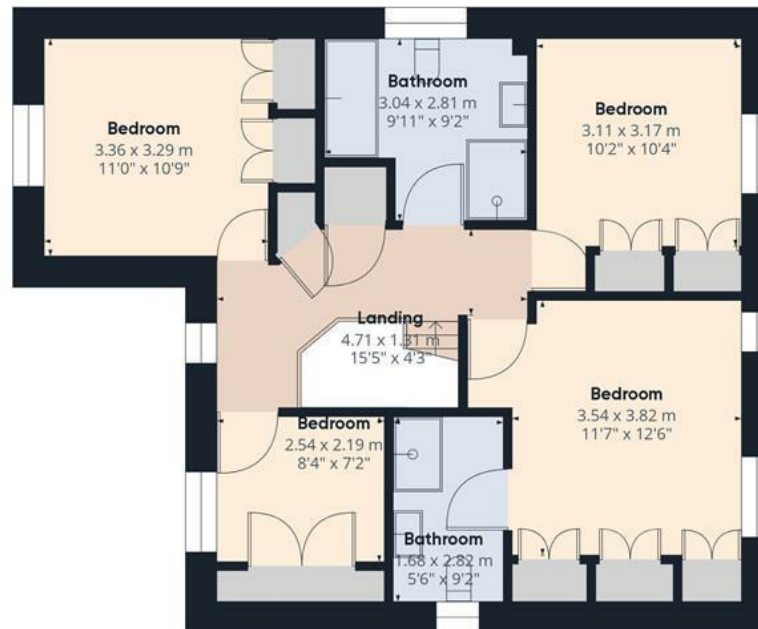








Floor 0



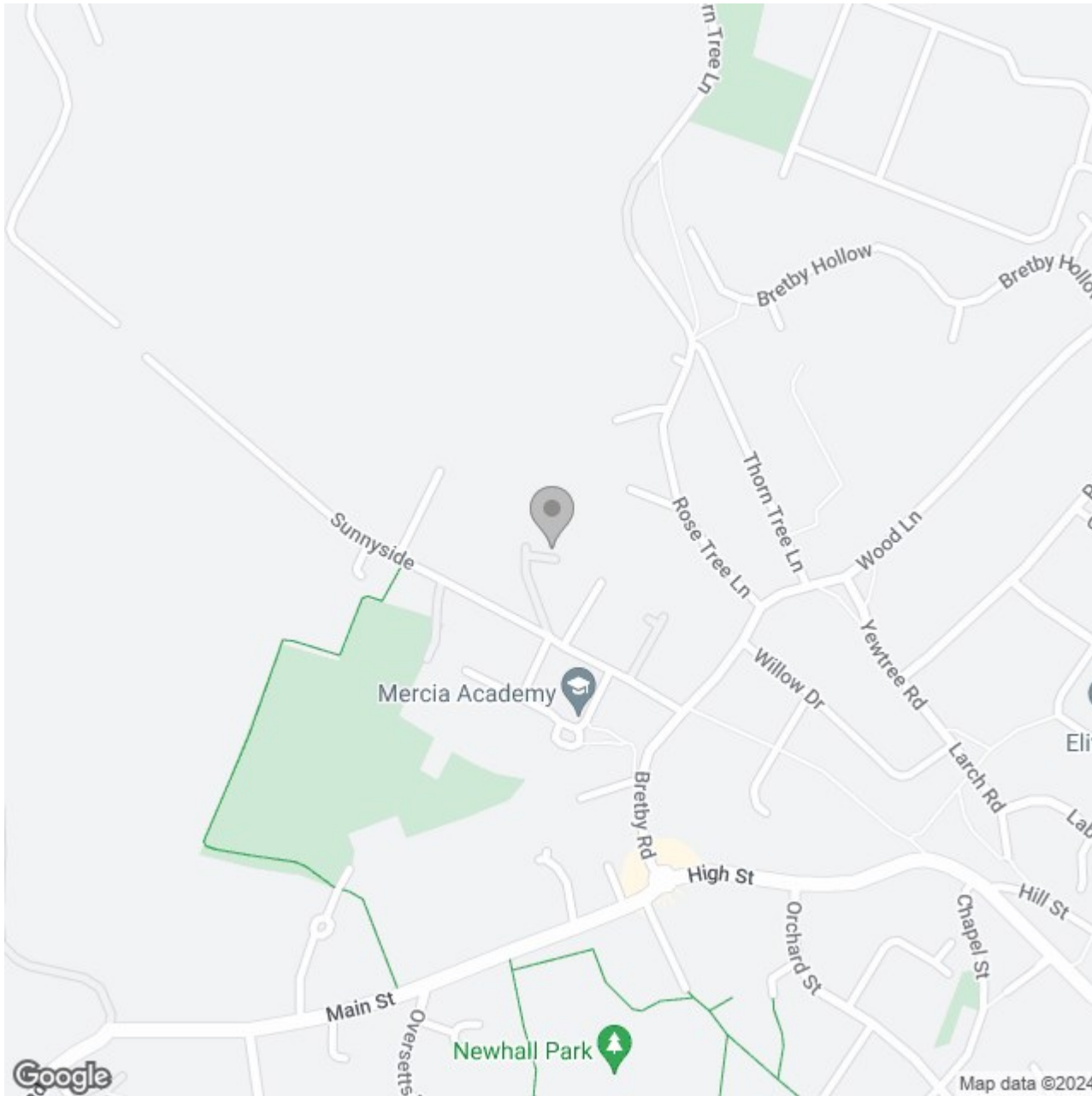
Floor 1

Approximate total area⁽¹⁾
157 m²
1689.97 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	