





A stunning three bedroom detached home situated within a popular location having good access to a range of local amenities and transport links. The property benefits from having a modern fitted kitchen, driveway providing parking facility, garage with side access, brand new gas central heating boiler and three well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



Entrance hall

With central heating radiator and doors leading off to:

WC/cloaks

With central heating radiator, double glazed window to the front elevation, low level wc and a wash hand basin with mixer tap and vanity unit below.

Living room

With central heating radiator, double glazed upvc window to the front elevation, under stairs storage cupboard, stairs rising to the first floor and doors leading off to:

Kitchen

With a selection of matching wall and base units, under counter drawers, electric oven and hob with extractor over, one and a half bowl sink with mixer tap and drainer, space for fridge freezer and washing machine, central heating radiator, double glazed window to the rear elevation and side access door.

Dining Room

With central heating radiator and a door leading to the conservatory.

Conservatory

With double glazed window to the side and rear elevation and French doors leading out onto the garden.

First Floor Landing

With a double glazed window to the side elevation,



airing cupboard with shelving and radiator and doors leading off to:

Master bedroom

With central heating radiator, double glazed window to the front elevation and a fitted wardrobe.

Bedroom Two

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







Bedroom Three

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

Family Bathroom

With a three piece suite comprising low level wc, wash hand basin with mixer tap, bath with mixer tap and gravity shower over, heated ladder towel rail and a double glazed window to the rear elevation.

Outside

The outside of the property to the front elevation offers a driveway providing parking facility. The rear elevation offers a low maintenance garden with Astro turfed lawn and access to the garage via a side access.









Floor 0



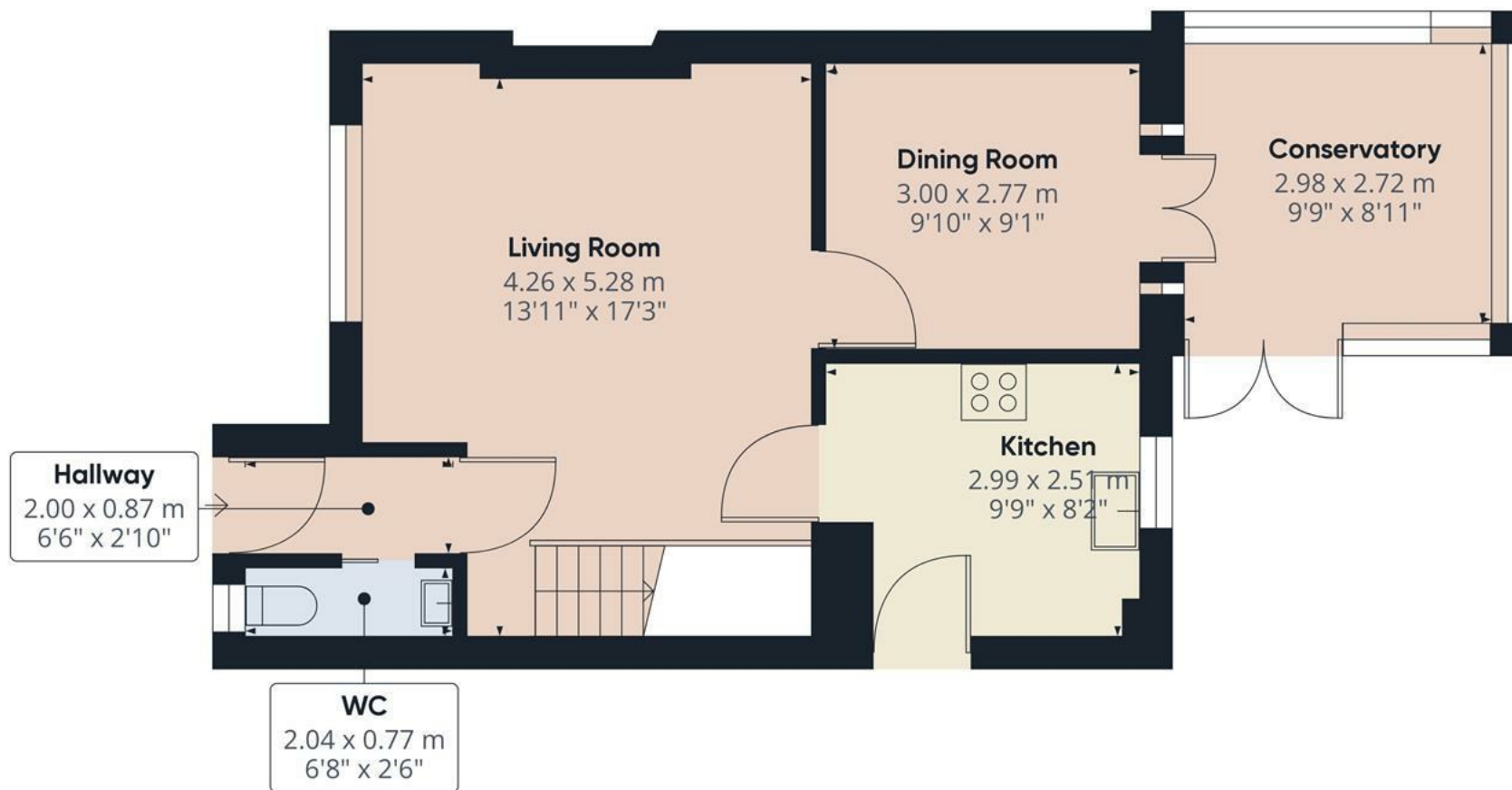
Floor 1

Approximate total area⁽¹⁾
86.75 m²
933.76 ft²

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.

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Approximate total area⁰⁰

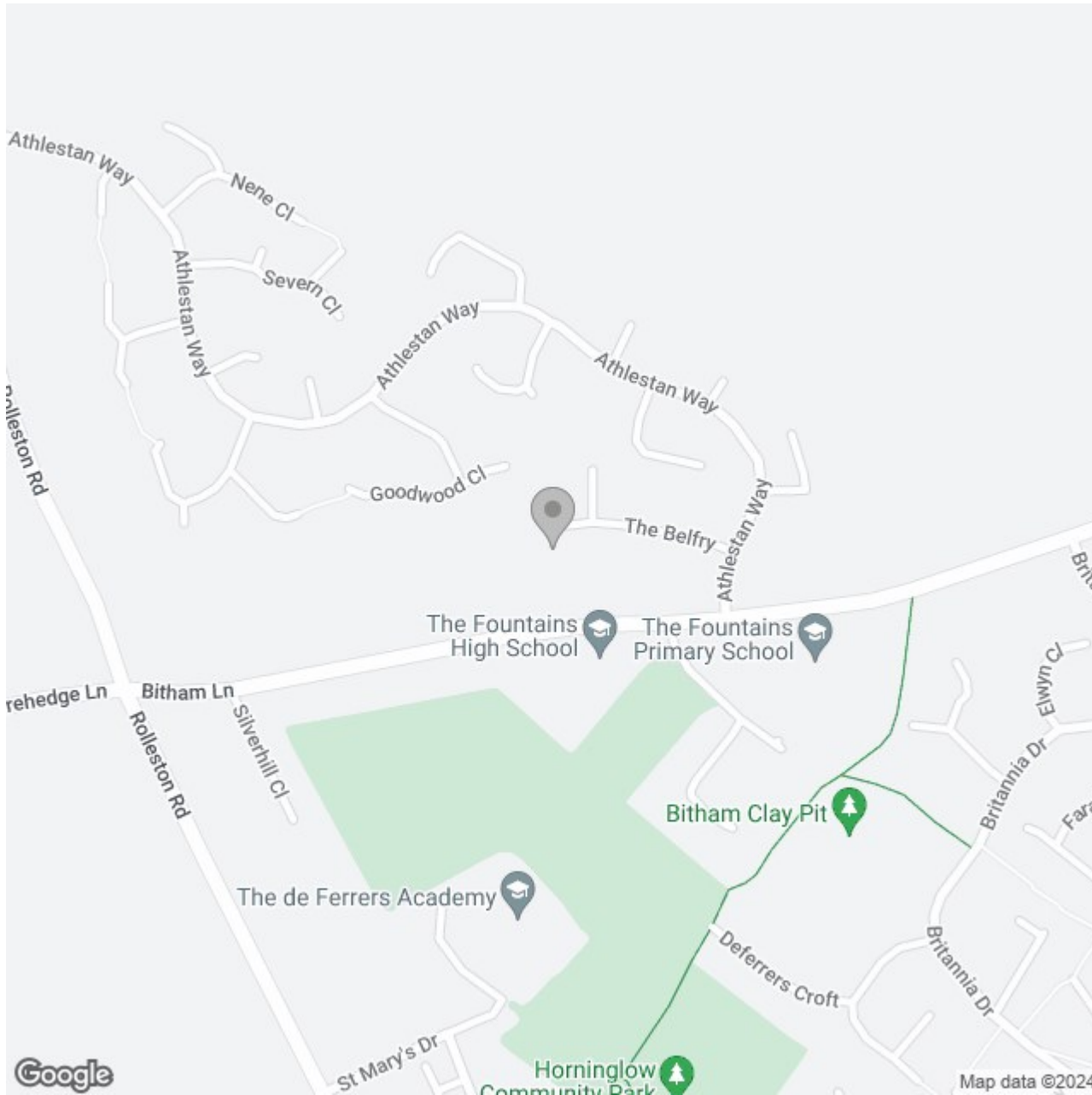
50.18 m²
540.18 ft²

Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	