





***** AVAILABLE FULLY FURNISHED ****
 EX SHOW HOME AND NOT LIVED IN ****
 This is a great opportunity to purchase
 a new build David Wilson semi
 detached property offering a hall and
 guest cloakroom, lounge, fitted dining
 kitchen with built in appliances. Three
 bedrooms, master with wardrobes and
 an en suite shower room. Family shower
 room, front and rear gardens and a side
 drive. OFFERED FOR SALE WITH NO
 UPWARD CHAIN.



HALL

Entrance door into the hall with radiator and door to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed window to the front, radiator and door to the inner hall.

INNER HALL

Stairs to the first floor and door to the kitchen.

KITCHEN DINER

Fitted wall mounted, base and drawer unit with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and an extractor hood, integrated dishwasher, washing machine and fridge freezer. Upvc double glazed window and doors onto the garden and a radiator.

FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

BEDROOM 1

Fitted wardrobes, radiator and upvc double glazed window.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.



SHOWER ROOM

Double walk in shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

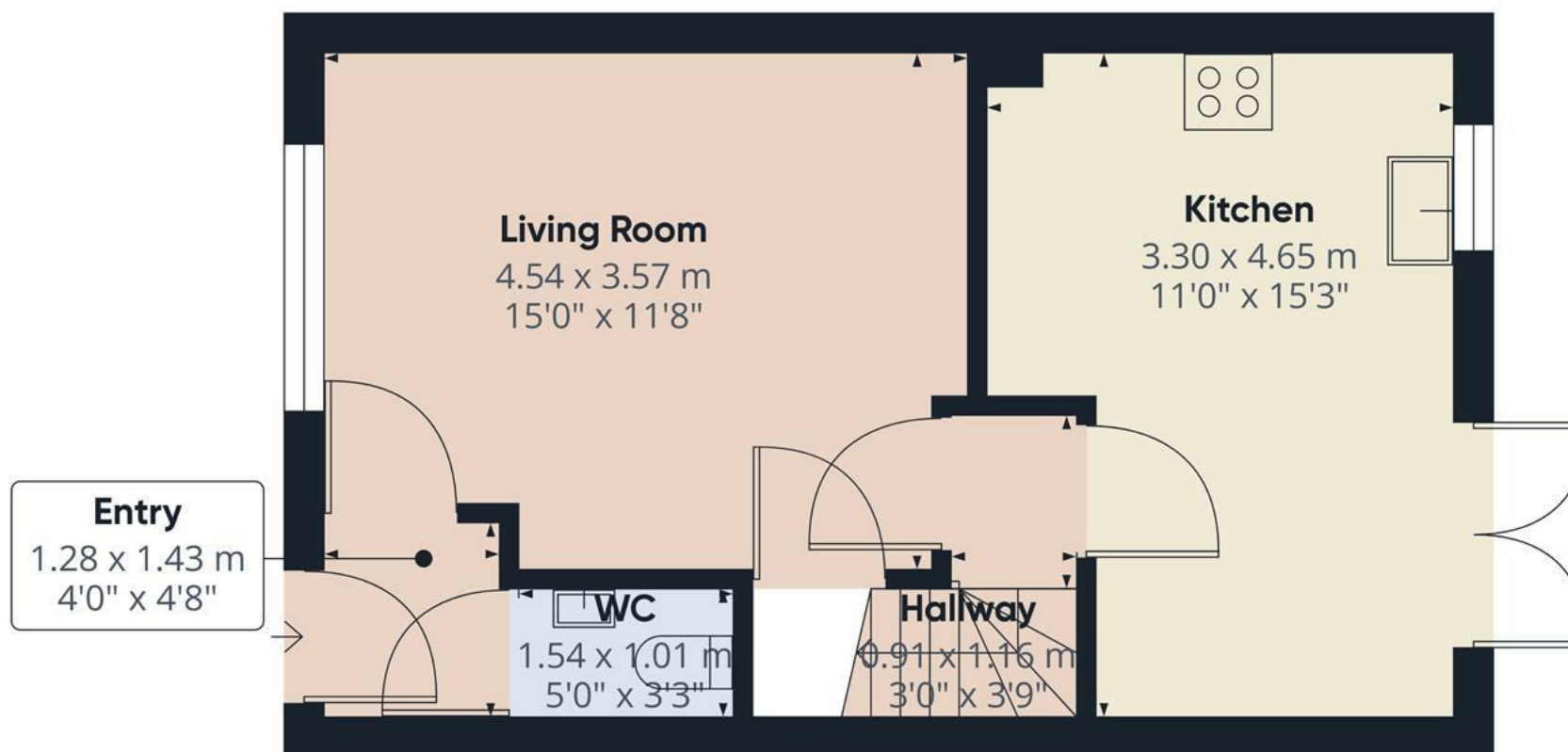
Front garden area with well established shrubs and plants. Long side drive and gated access to the enclosed rear garden with a lawn and paved patio.











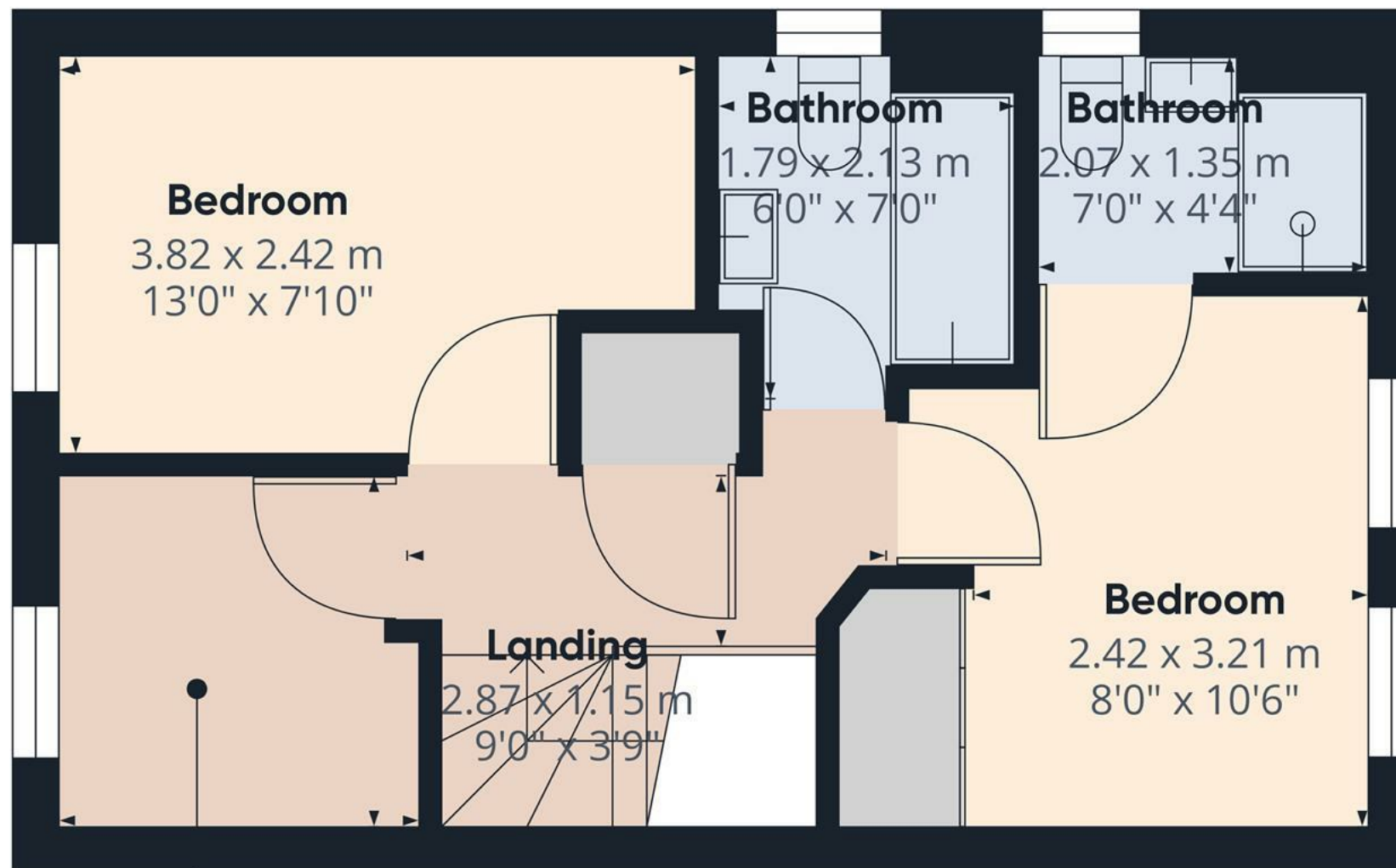
Approximate total area⁽¹⁾
36.5 m²
392.88 ft²

(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.

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Floor 0



Approximate total area⁽¹⁾

32.8 m²

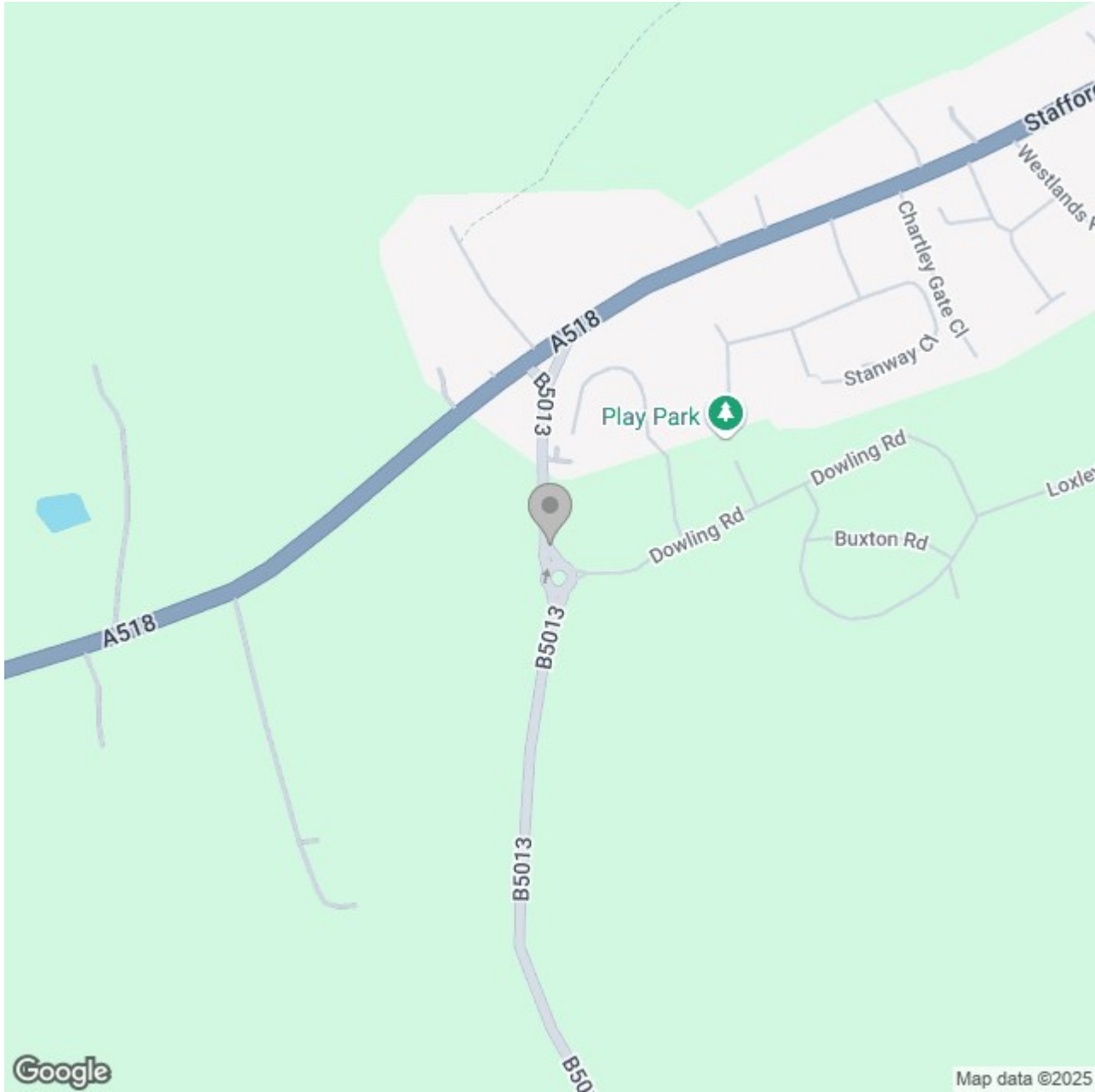
353.06 ft²

(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	