







\*\*\*\* EXTENDED KITCHEN DINER \*\*\*\* This immaculate extended detached property offers a hallway and guest cloakroom, extended kitchen diner with under floor heating, lounge and a dining room. Three first floor bedrooms and a re fitted family bathroom. Ample parking and a single garage, enclosed rear garden. MUST BE VIEWED TO BE FULLY APPRECIATED.





## HALL

Entrance door into the hall with stairs to the first floor, tiled floor, radiator and doors to -

## CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage under, radiator and upvc double glazed window.

## LOUNGE

With feature fireplace, upvc double glazed window to the front and radiator.

## DINING ROOM

Upvc double glazed double doors to the garden and radiator.

## KITCHEN DINER

Modern fitted kitchen with wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob, integrated fridge freezer and dishwasher. Upvc double glazed window and door into the garden, tiled floor with under floor heating and a door to the garage.

## FIRST FLOOR LANDING

Airing cupboard, loft access with a light.

## BEDROOM 1

Upvc double glazed window and radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.



## BATHROOM

P shaped panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Ample parking to the front, single garage with electric roller door and gated access to the enclosed rear garden offering a lawn and patio.















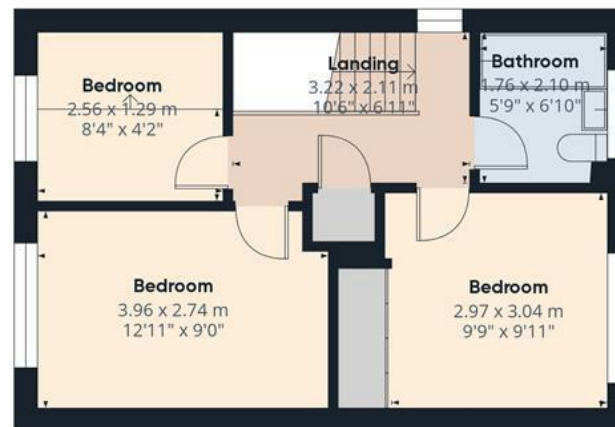








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

96.06 m<sup>2</sup>

1033.99 ft<sup>2</sup>

(1) Excluding balconies and terraces.

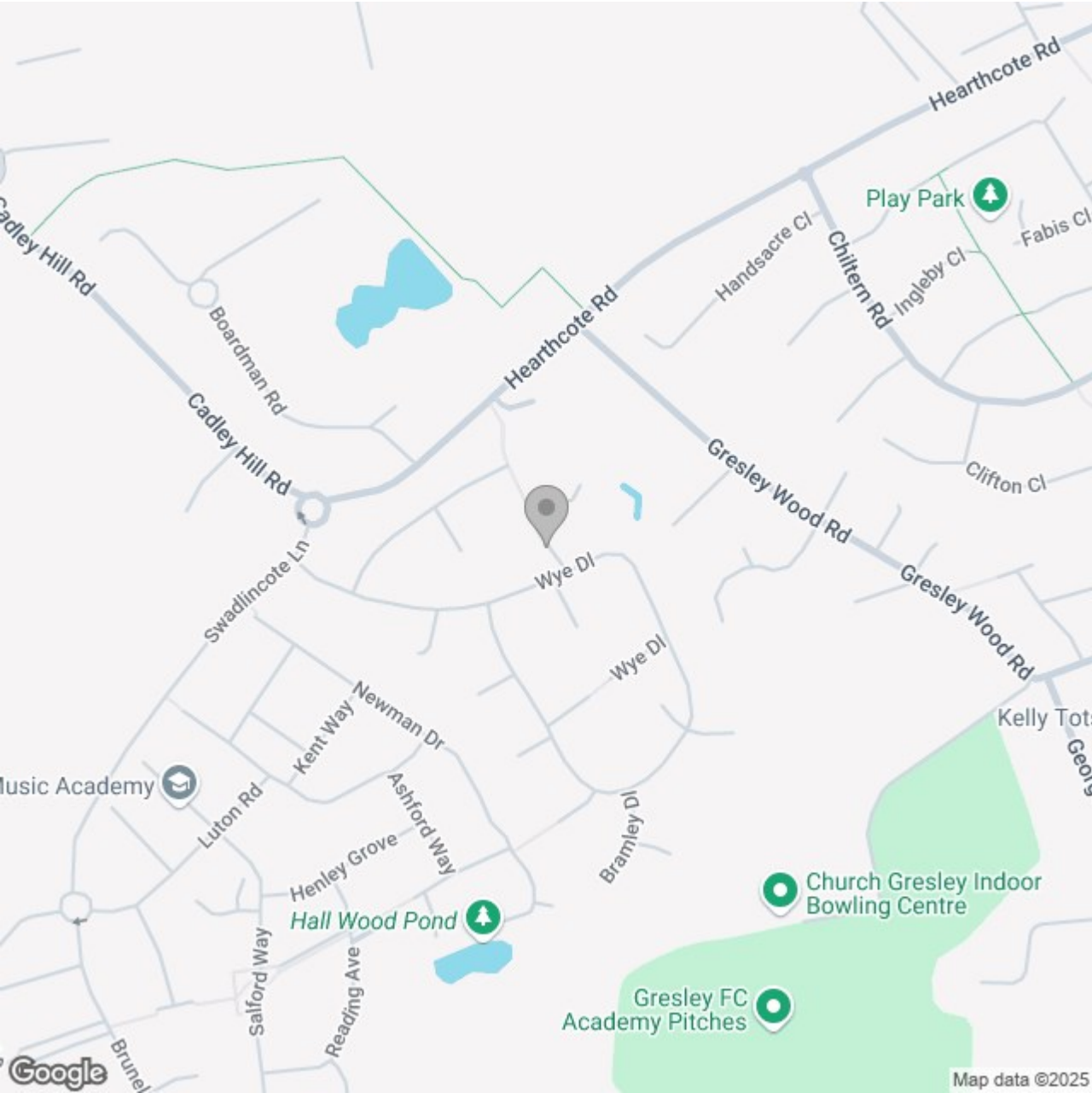
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC