





Welcome to this spacious 2-story residence encompassing three generously sized bedrooms, three bathrooms, a sunroom, a comfortable living area, along with a large kitchen/laundry room, and a fully fitted garage. The ground floor consists of a practical WC fitted with a low-level WC, a sunroom with double glazed windows facing the rear and side, and direct access to the lush garden. The cosy and inviting living room showcases built-in shutters, a double-glazed window to the front and a fireplace providing a pleasant ambience. The garage, equipped with lightings, power, and an easy-to-use up and over door, offers plenty of storage space for your needs. Complementing this is the modern kitchen and laundry room combo, featuring a double electric oven, sink with mixer tap, fitted matching wall and base units, a gas hob, and a window to the rear with a bonus space for a dining table.











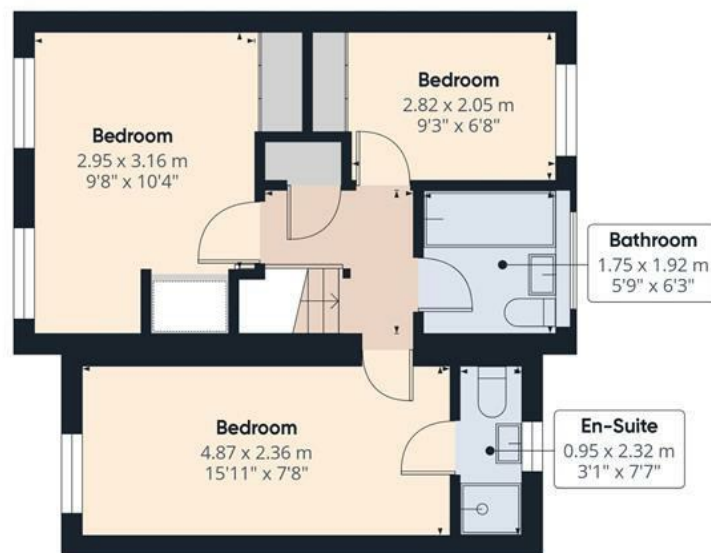








Floor 0



Floor 1

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

93.54 m<sup>2</sup>

1006.88 ft<sup>2</sup>

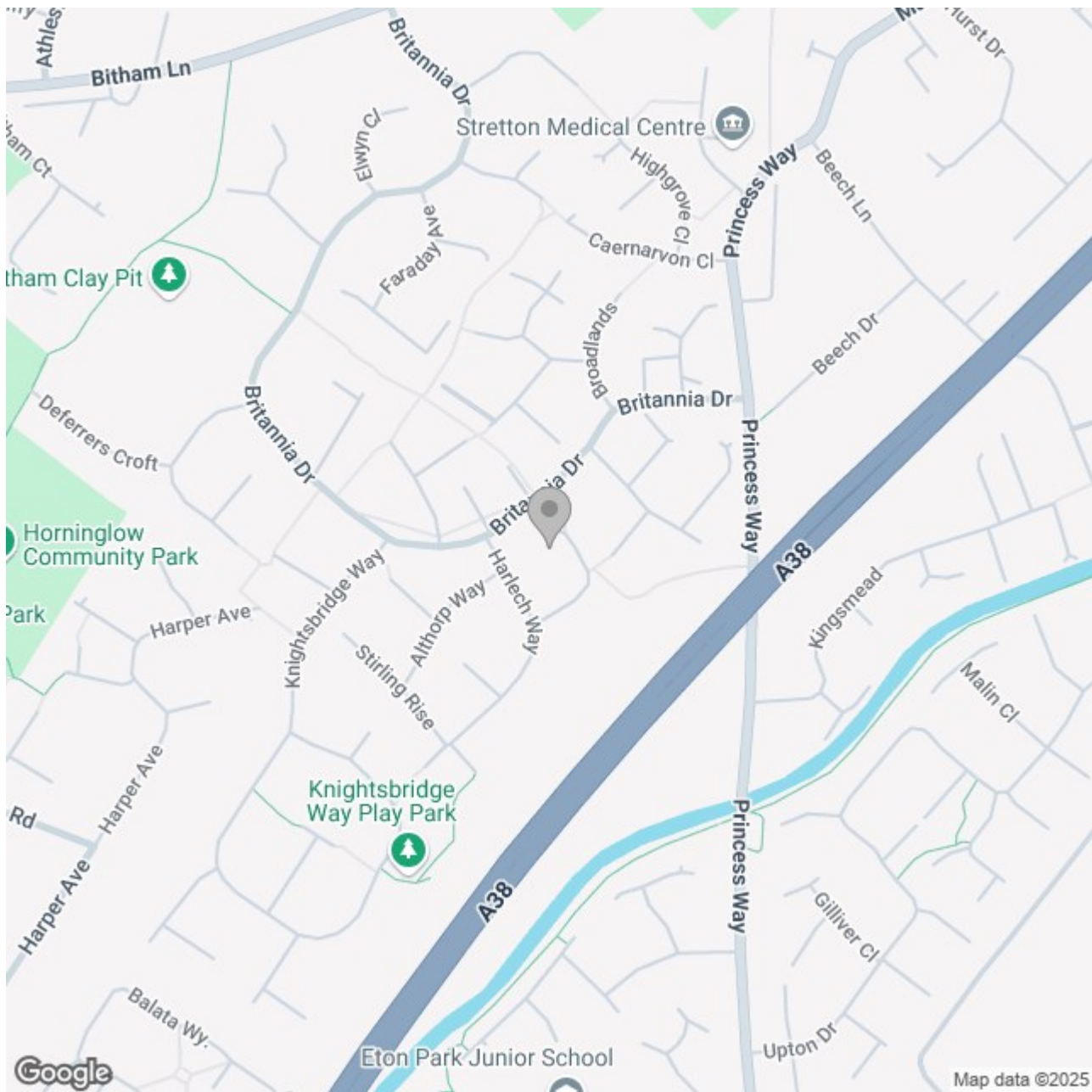
(1) Excluding balconies and terraces.

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>                            |         |           |
| (69-80) <b>C</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