







**\*\*\*\* IMMACULATE DETACHED  
PROPERTY WITH A PEFECT  
LANDSCAPED GARDEN \*\*\*\***

Well presented throughout offering an entrance hall with guest cloakroom, lounge through to a dining with doors onto the garden and a fitted dining kitchen. Four first floor bedrooms, master with wardrobes and an ensuite shower room, family bathroom. Enclosed garden, side drive and a single garage. **INTERNAL VIEWING HIGHLY RECOMMENDED.**





## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

Upvc double glazed bay window to the front, radiator and open through to -

## DINING ROOM

Upvc double glazed doors onto the garden, radiator and a door to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and tractor hood, integrated fridge freezer, washing machine and dishwasher. Upvc double glazed windows to the rear and side, radiator, under stairs storage cupboard and door to the garden.

## FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

## BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.



## EN SUITE

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

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.









#### BEDROOM 4

Upvc double glazed window and radiator.

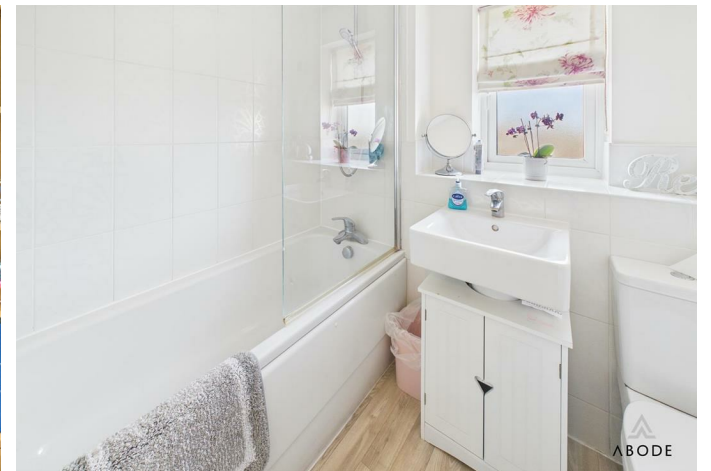
#### BATHROOM

Panel enclosed bath, wash hand basin, low flush wc, radiator and upvc double glazed window.

#### OUTSIDE

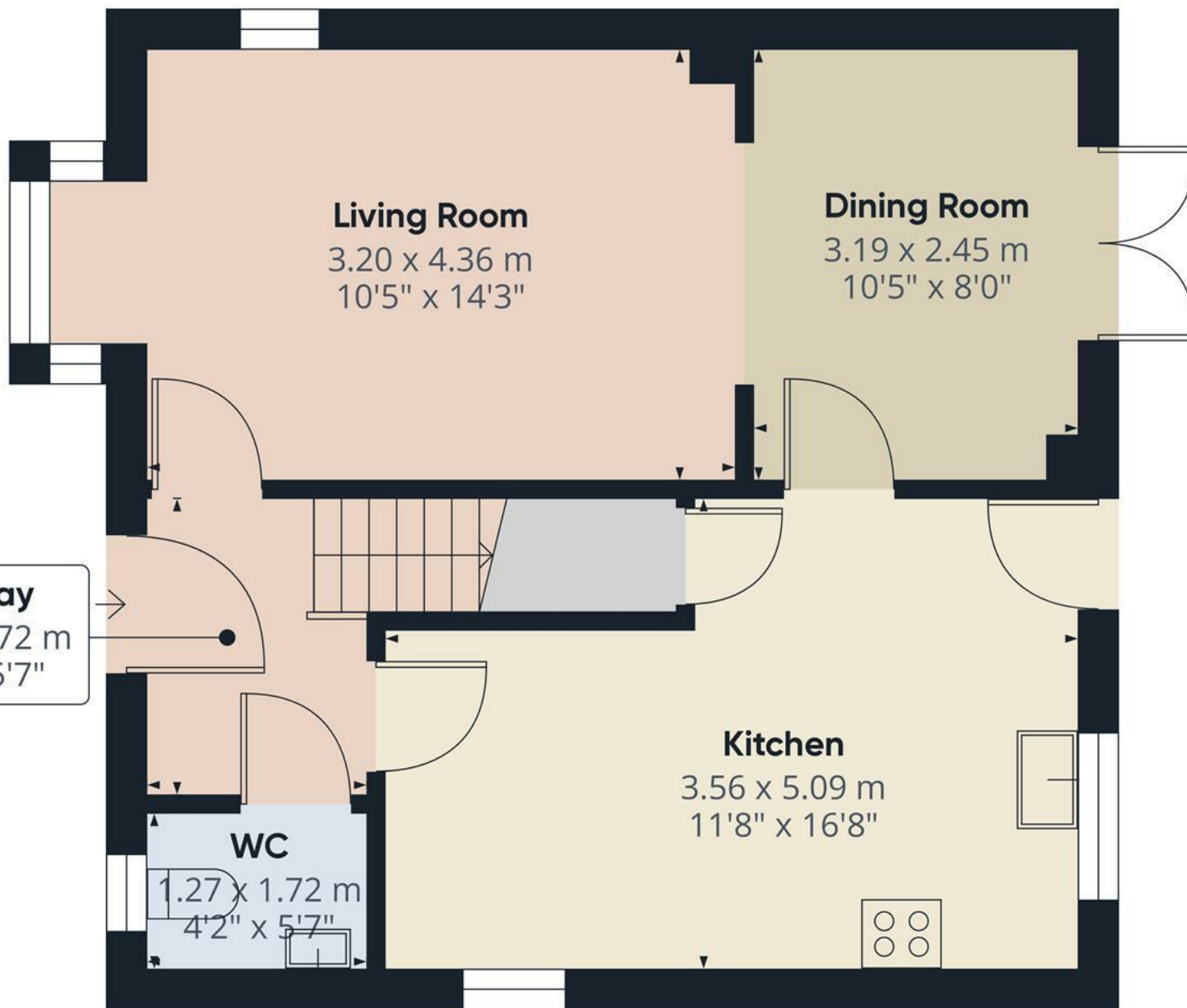
Side long drive down to a single garage with up and over door. Side gate into the enclosed rear garden offering paved and decked seating areas and a lawn.











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

47.34 m<sup>2</sup>

509.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

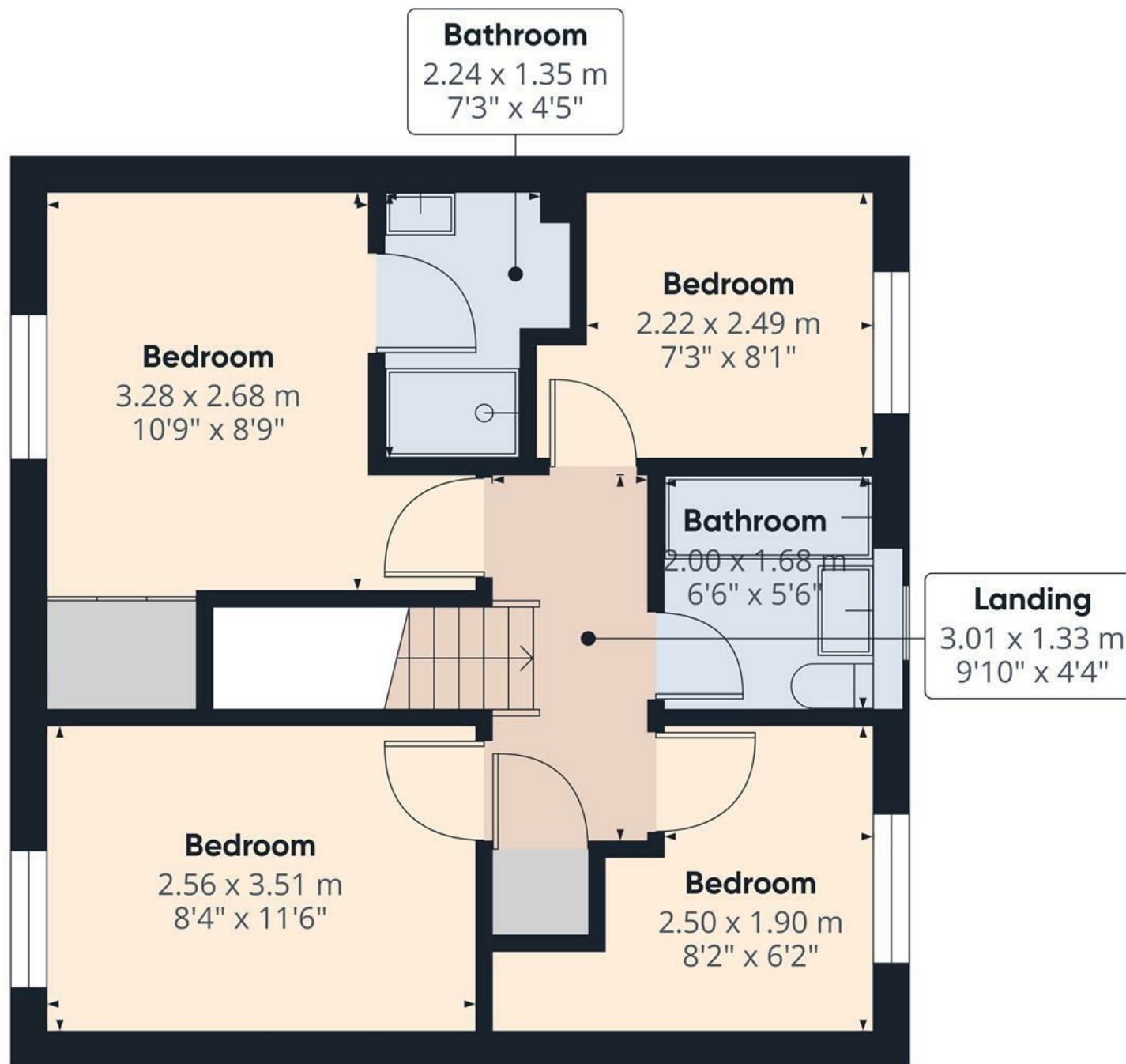
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0





Floor 1

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

43.3 m<sup>2</sup>

466.07 ft<sup>2</sup>

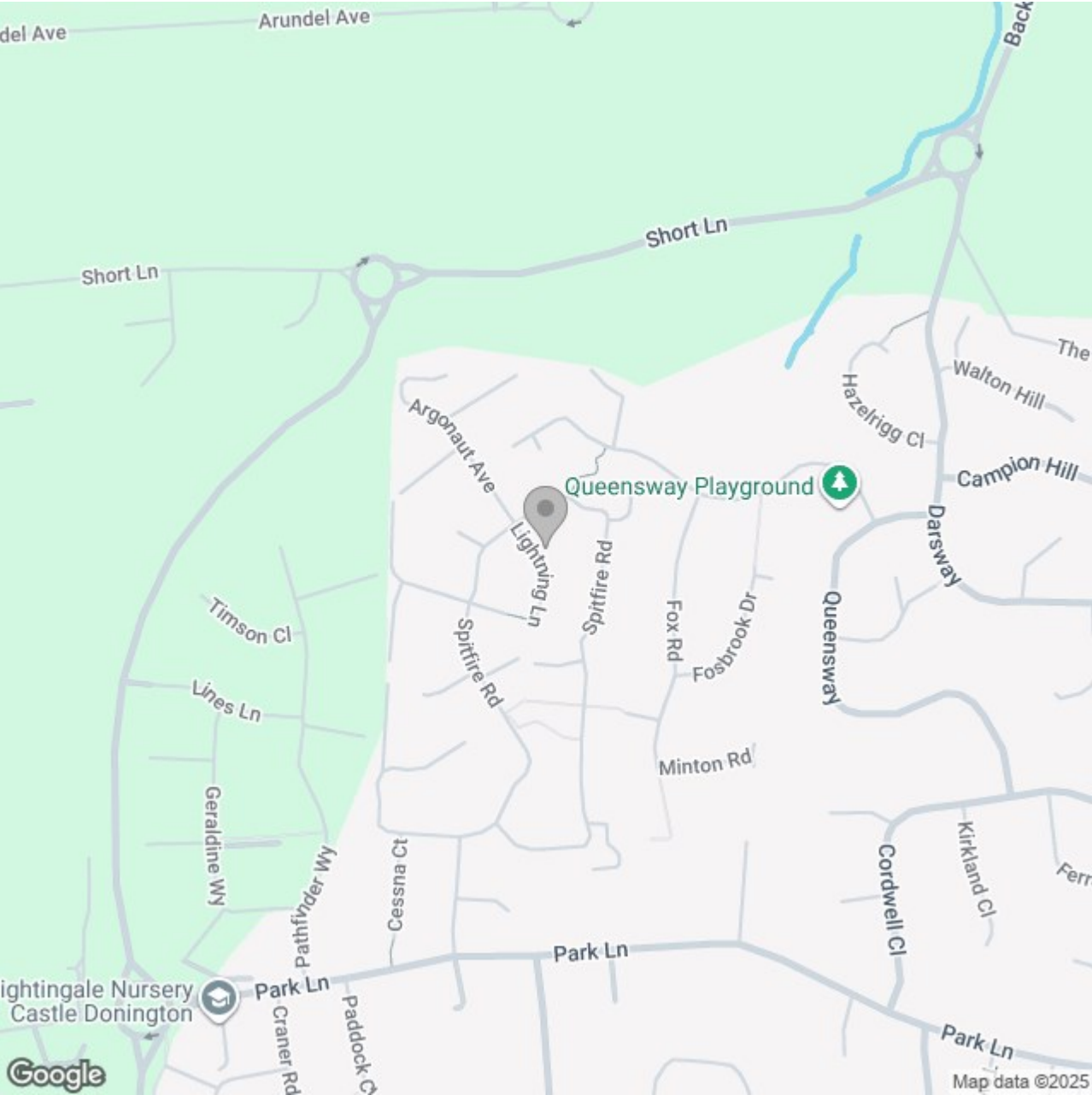
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Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 92        |
| (81-91) B                                   | 81      |           |
| (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