





**** FOUR DOUBLE BEDROOMS & THREE BATHROOM ****
 **** AMPLE PARKING & A GOOD SIZE REAR GARDEN ****

Impressive modern semi detached property offering an entrance hall, fitted breakfast kitchen, lounge diner with doors onto the garden, utility room and a guest cloakroom. Also a family room/study (converted rear of the garage). The first floor offers three double bedrooms, en suite shower room and a family bathroom, the second floor offers a double bedroom with en suite shower. Ample parking to the front with the front part of the garage as storage and an enclosed rear garden. INTERNAL VIEWING HIGHLY RECOMMENDED.



HALL

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

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces, breakfast bar and a sink and drainer unit. Fitted oven and hob and extractor, integrated dishwasher, space for a fridge freezer, upvc double glazed window to the front and a radiator.

LOUNGE DINER

Feature gas fireplace with wood surround, radiator and upvc double glazed double doors onto the garden.

UTILITY ROOM

Fitted units, work surface, sink unit, plumbing and space for a washing machine, further appliance space, storage cupboard, upvc double glazed door to the garden and a door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin, radiator.

FAMILY ROOM/STUDY

Rear part of the garage converted in a useful and flexible use room.

FIRST FLOOR LANDING

Stairs to the second floor, upvc double glazed port hole window and doors to -

BEDROOM

Built in wardrobes, upvc double glazed window and radiator.

EN SUITE

Shower, wash hand basin, low flush wc, radiator.



BEDROOM

Built in wardrobes, upvc double glazed window and radiator.

BEDROOM

Good size cupboard/wardrobe, upvc double glazed window and radiator.

BATHROOM

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







SECOND FLOOR

BEDROOM

Wardrobes and eaves storage cupboards, radiator, window to the front and rear.

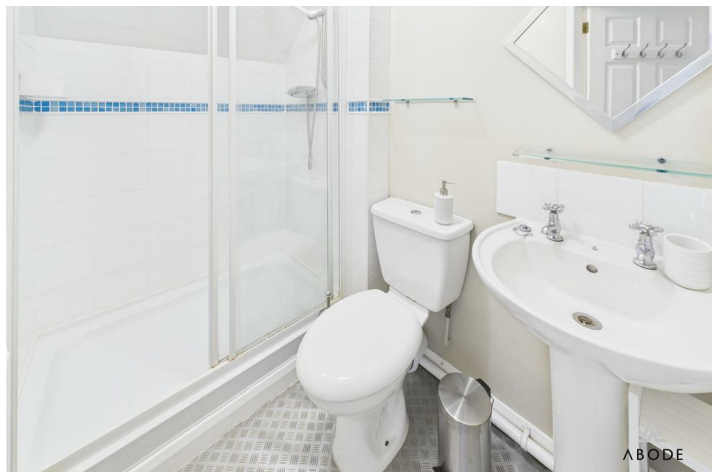
EN SUITE

Shower, wash hand basin, low flush wc, radiator.

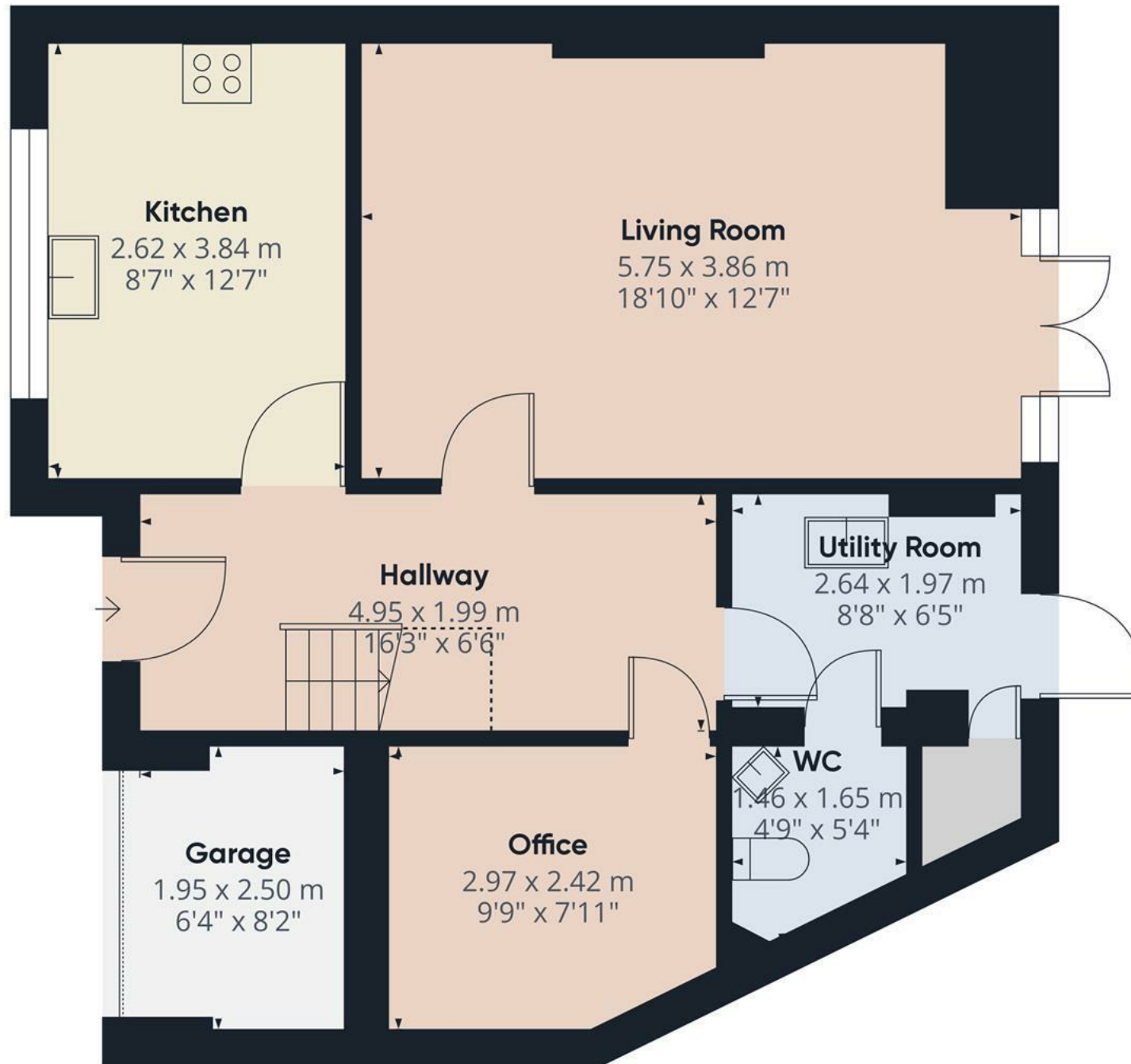
OUTSIDE

Ample parking to the front with a garage door to the front storage part of the garage. Gated access to the rear garden offering a paved seating area, steps down to a good size lawn with summer house.









Floor 0

Approximate total area⁽¹⁾

61.24 m²

659.17 ft²

Reduced headroom

1.31 m²

14.06 ft²

(1) Excluding balconies and terraces

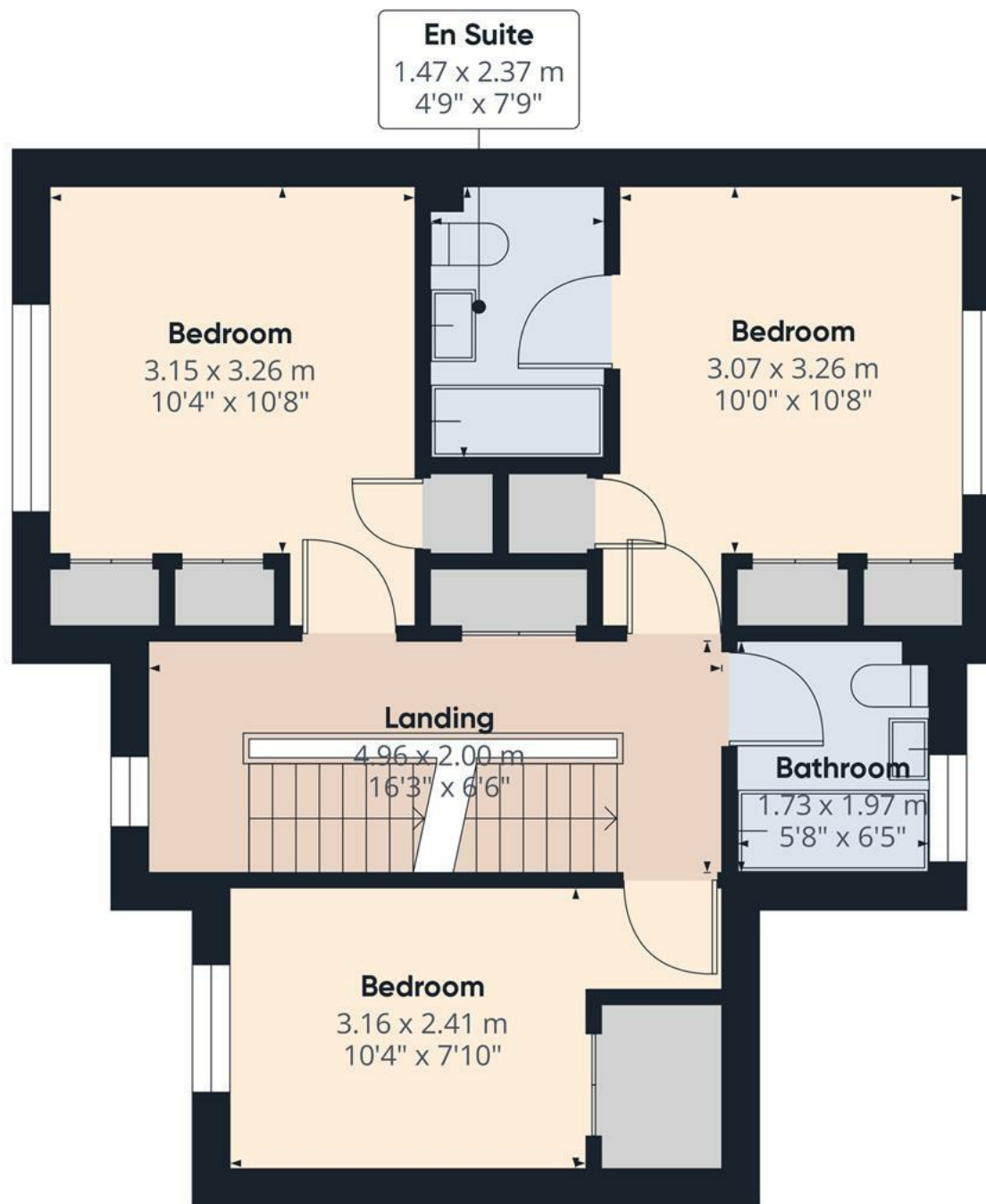
Reduced headroom

..... Below 1.5 m/5 ft

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 1



Approximate total area⁽¹⁾

48.88 m²

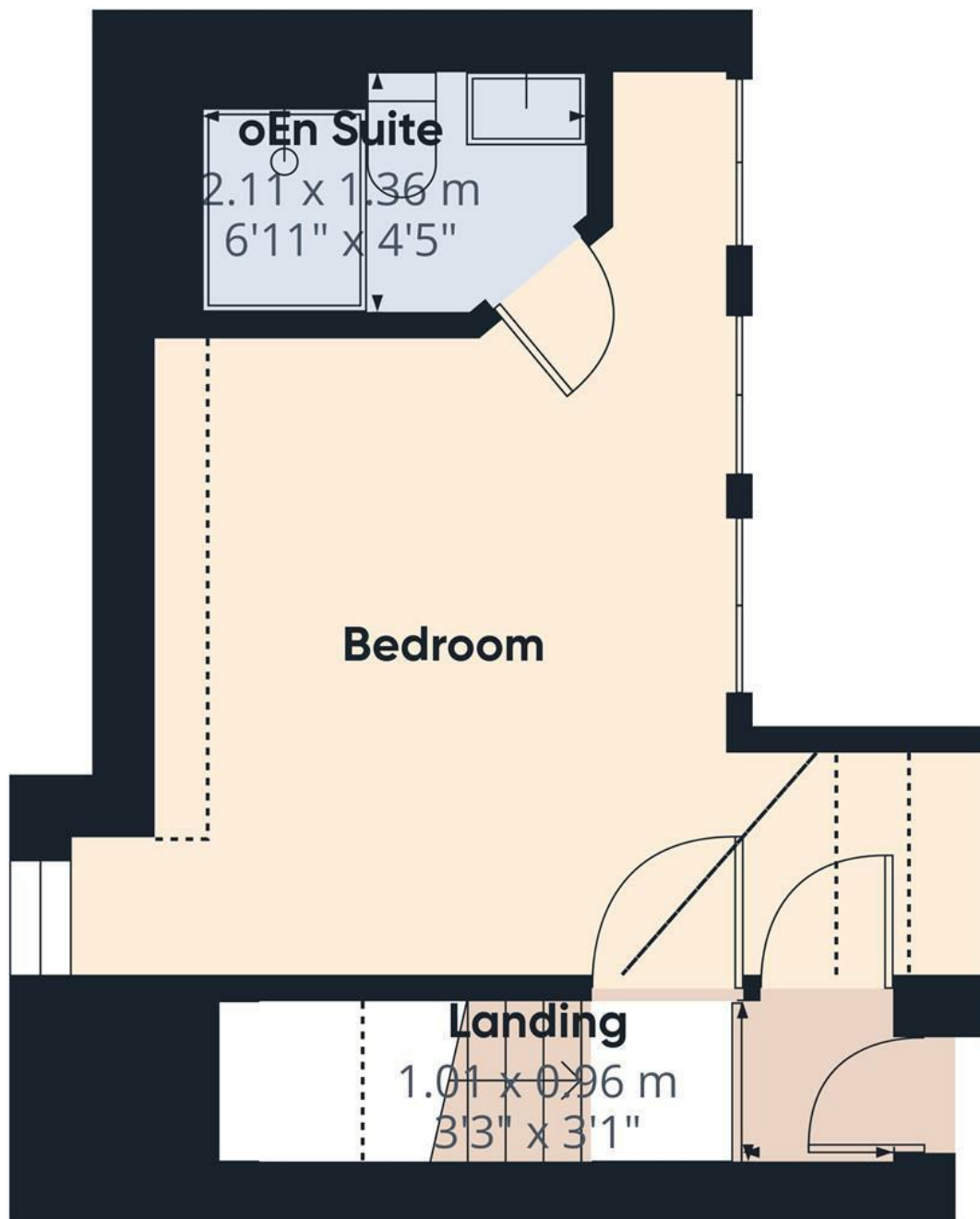
526.15 ft²

(1) Excluding balconies and terraces

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Floor 2

Approximate total area⁽¹⁾

3.53 m²
38 ft²

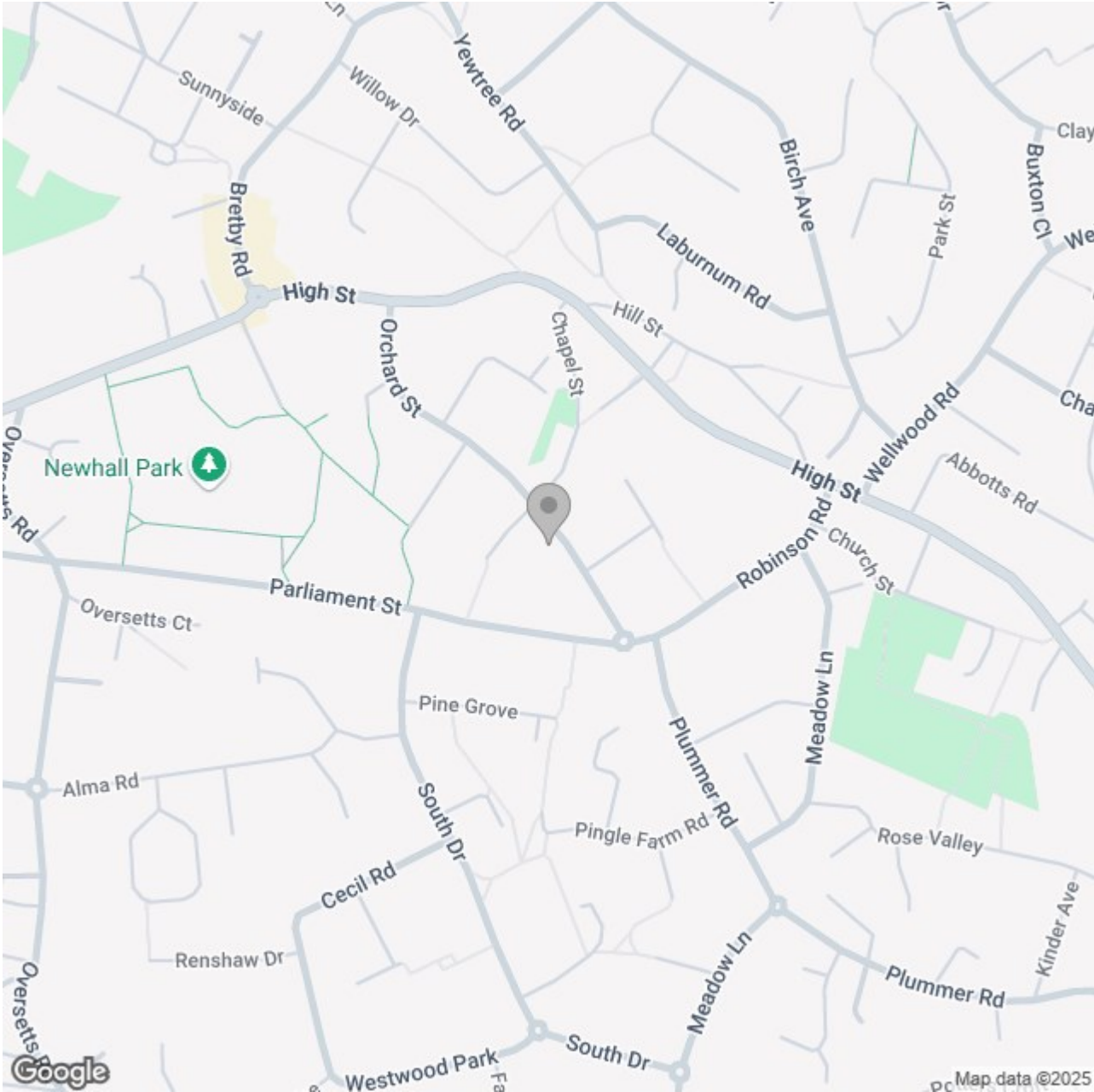
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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