





**\*\*\*\* IMMACULATE MODERN PROPERTY WITH A CABIN USED AS A BAR AND GAMES ROOM INCLUDED IN THE SALE \*\*\*\*** Well presented property offering a hall, lounge and kitchen diner with utility area and guest cloakroom. Three first floor bedrooms, master with an en suite shower room, family bathroom. Landscaped rear garden and a side drive. **INTERNAL VIEWING HIGHLY RECOMMENDED**



## HALL

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

## LOUNGE

Upvc double glazed window to the front, radiator and door to -

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated fridge freezer and dishwasher, tiled floors radiator and upvc double glazed window and double doors onto the garden.

## UTILITY

Fitted cupboards, plumbing and space for a washing machine, work surfaces and door to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Storage cupboard, upvc double glazed window and a radiator.

## 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.







## BATHROOM

Panel enclosed bath with a hand held shower, enclosed shower cubicle, wash hand basin, radiator, heated towel radiator and upvc double glazed window.

## OUTSIDE

Timber cabin included in the sale currently used as a games room and bar. Side drive and gated access to the enclosed rear garden offering artificial grass and seating areas.

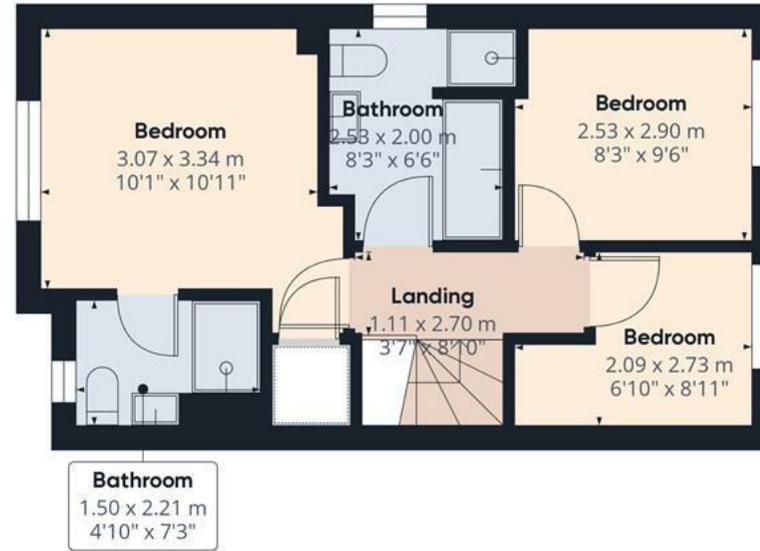








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

90.85 m<sup>2</sup>

977.91 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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