



## \*\*\*\*IMMACULATE FOUR BEDROOM DETACHED PROPERTY \*\*\*\*

Modern detached property offering a hall with guest cloakroom, lounge and a kitchen diner with doors onto the garden, utility room. Four bedrooms, master with an en suite and a family bathroom,. Enclosed rear garden, drive and a single garage. 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.

#### LOUNGE

Upvc double glazed window and radiator.

## KITCHEN DINER

Fitted units with work surfaces and a sink and drainer units. Fitted oven and hob, integrated dishwasher, space for a fridge freezer, upvc double lazed window and doors onto the garden and a radiator.

## UTILITY ROOM

Cupboard, work surface, plumbing and space for a washing machine.

FIRST FLOOR LANDING Doors to -

#### **BEDROOM I**

Upvc double glazed window, wardrobes and radiator.

## **EN SUITE**

Enclosed shower, low flush wc, wash hand basin, 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 with shower and shower screen, low flush wc, wash hand basin. radiator and upvc double glazed window.

#### OUTSIDE

Side drive down to a single garage with up and over door. Enclosed rear garden with lawn and paved seating area.















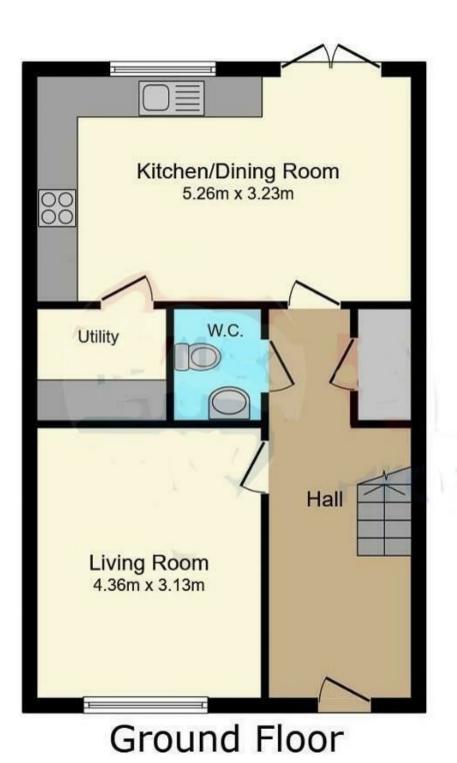


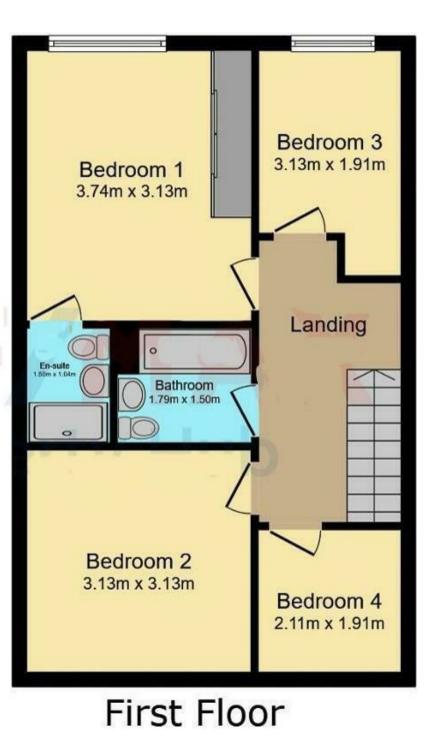


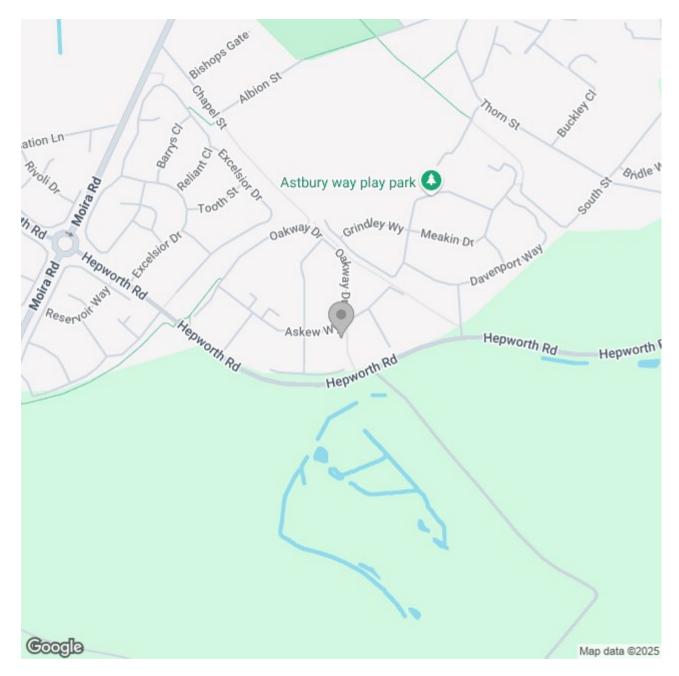












# Energy Efficiency Rating

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 🗚			
(81-91) <b>B</b>			
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	<b>)</b>		
Not energy efficient - higher running costs			
England & Wales			