







\*\*\*\* STUNNING EXTENDED LIVING KITCHEN DINER WITH BIFOLD DOORS ONTO THE GARDEN \*\*\*\* Beautifully presented detached family home offering a hall, guest cloakroom, lounge, open plan living and dining kitchen. Three bedrooms, master with wardrobes and an en suite shower, family bathroom and a rear garden. Parking is to the rear of the garden for a number of vehicles but with potential to change into extra garden. INTERNAL VIEWING IS 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

Feature fireplace, radiator and upvc double glazed window to the front.

## OPEN PLAN LIVING AND DINING KITCHEN

Extend space to offer living and dining areas. Fitted kitchen offering wall mounted, base and drawer units with Quartz work surfaces and a sink and drainer unit. Island with breakfast bar, fitted electric double oven and microwave oven, hob with extractor, dishwasher and wine cooler. Skylight windows, space for American style fridge freezer, bifold doors to the garden and radiator.

## FIRST FLOOR LANDING

Upvc double glazed window and doors to -

## BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.



## EN SUITE

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.

### BATHROOM

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

### OUTSIDE

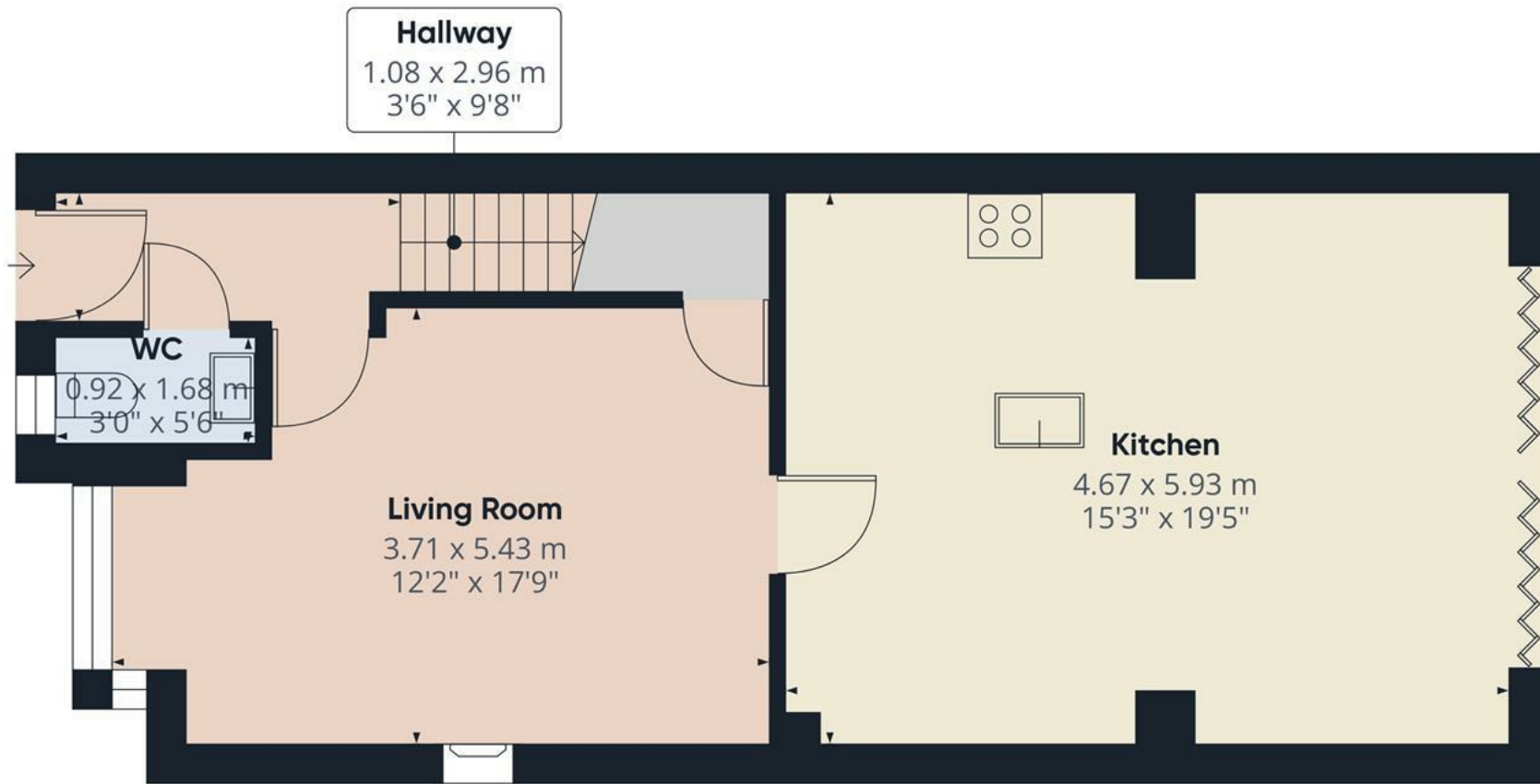
Enclosed rear garden with lawn and paved patio. Side area with purpose built shed. Side gate to the side lawn, rear parking for a number of vehicles. This area can be changed and either all or part of it be used as additional garden.











**Approximate total area<sup>(1)</sup>**  
53.7 m<sup>2</sup>  
579 ft<sup>2</sup>

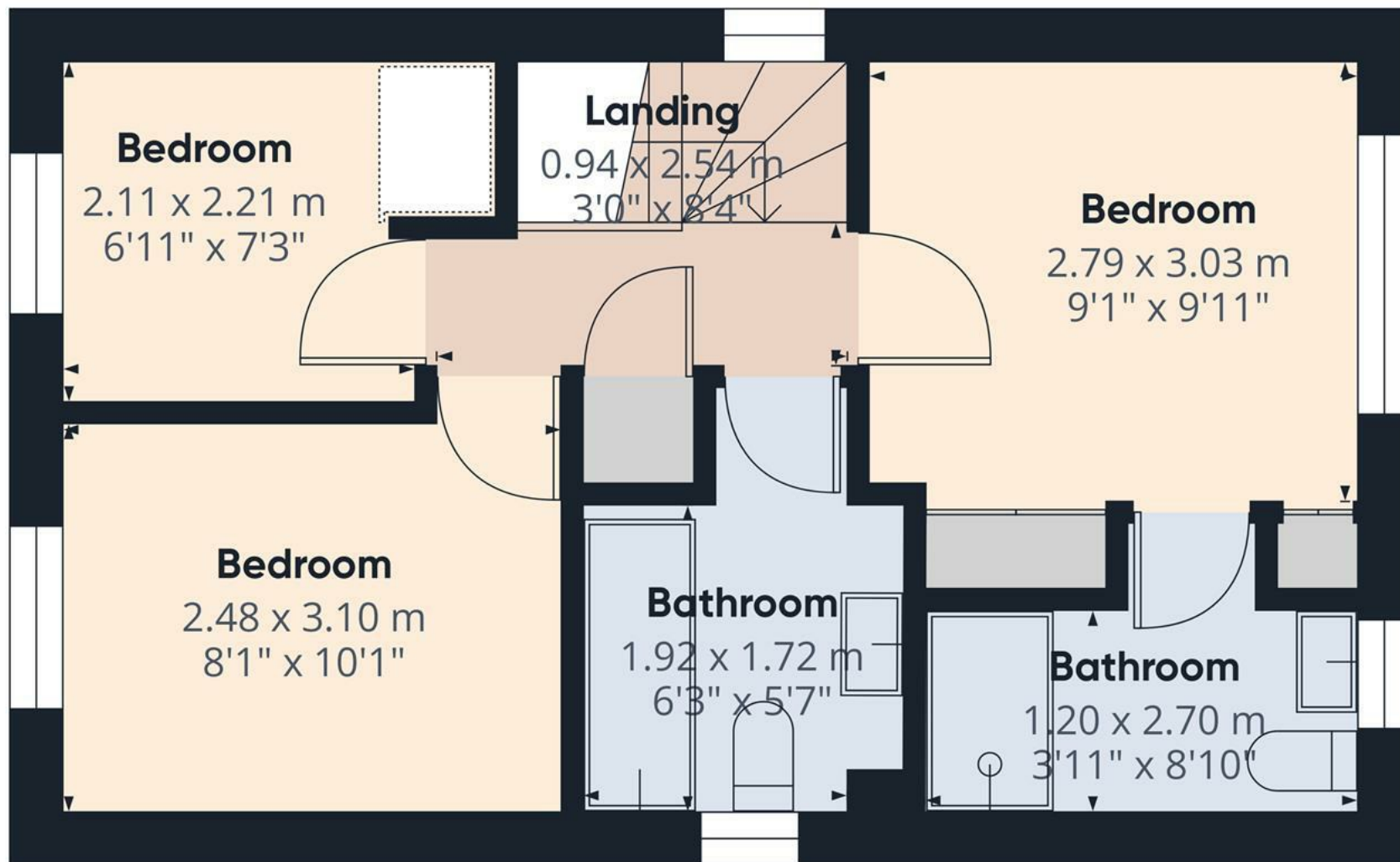
(1) Excluding balconies and terraces

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.

**GIRAFFE360**

**Floor 0**



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

32.1 m<sup>2</sup>

344 ft<sup>2</sup>

(1) Excluding balconies and terraces

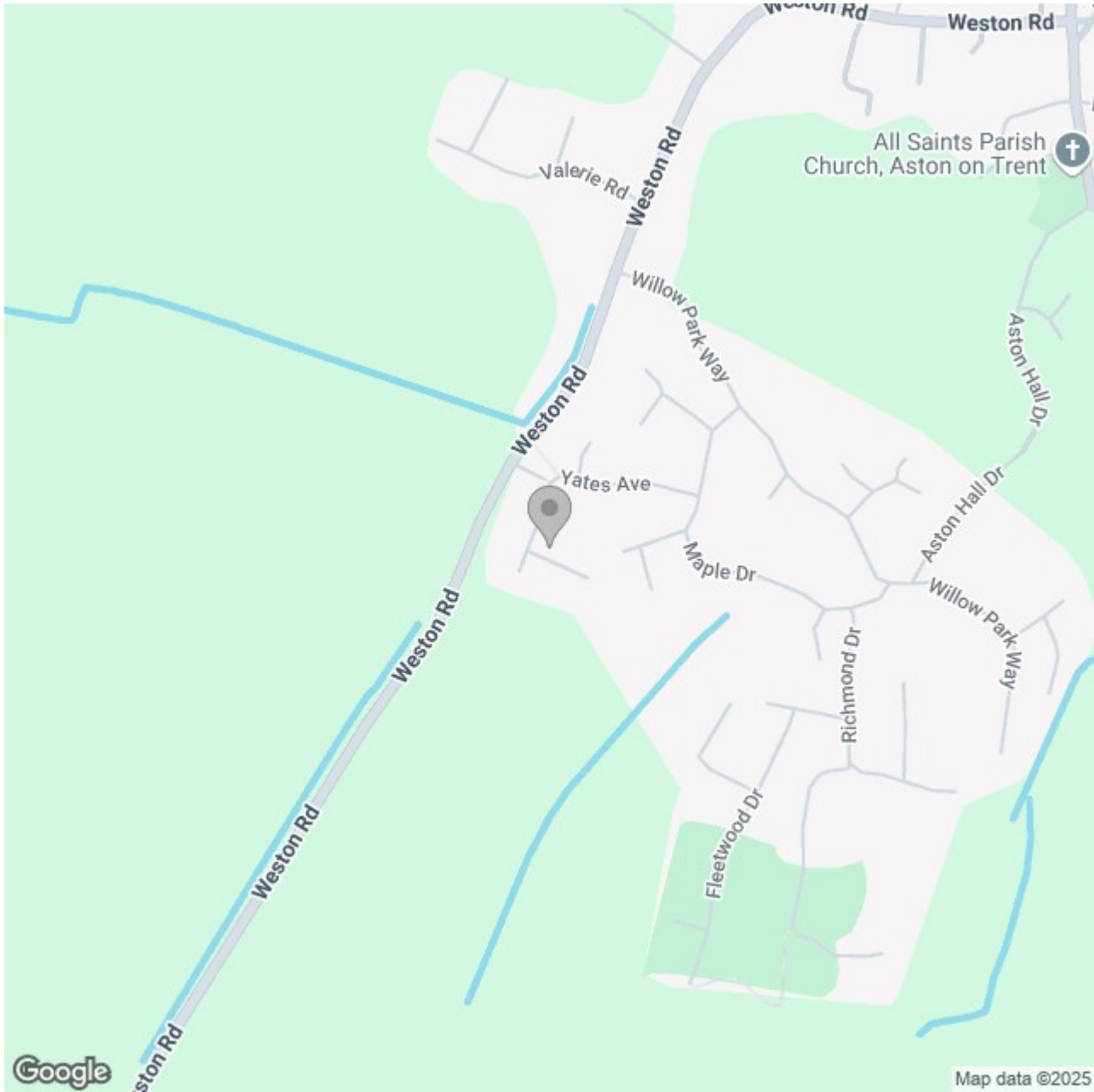
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GIRAFFE360

Floor 1





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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