







\*\*\*\* IMMACULATE SEMI  
DETACHED PROPERTY IN  
POPULAR CUL DE SAC  
LOCATION \*\*\*\* This well  
presented modern property  
with landscaped garden  
offers a hall, lounge, fitted  
dining kitchen and guest  
cloakroom. Three first floor  
bedrooms, master with an  
en suite, fitted wardrobes to  
two bedrooms and a family  
bathroom. Double width  
parking to the front and a  
rear garden. INTERNAL  
VIEWING HIGHLY  
RECOMMENDED





## HALL

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

## LOUNGE

Upvc double glazed window to the front and a radiator.

## DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated fridge freezer, dishwasher and washing machine. under stairs storage cupboard, radiator, upvc double glazed window and doors onto the garden.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## FIRST FLOOR LANDING

Loft access, upvc double glazed window to the side and doors to -

## BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator.



## BEDROOM 2

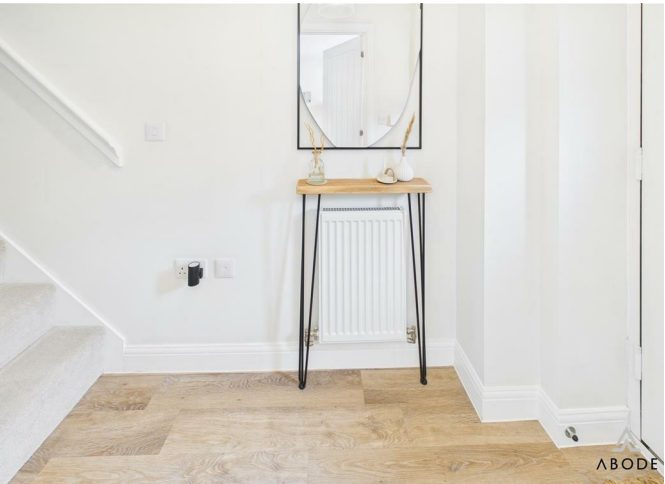
Wardrobes, radiator and upvc double glazed window.

## BEDROOM 3

Upvc double glazed window and radiator.







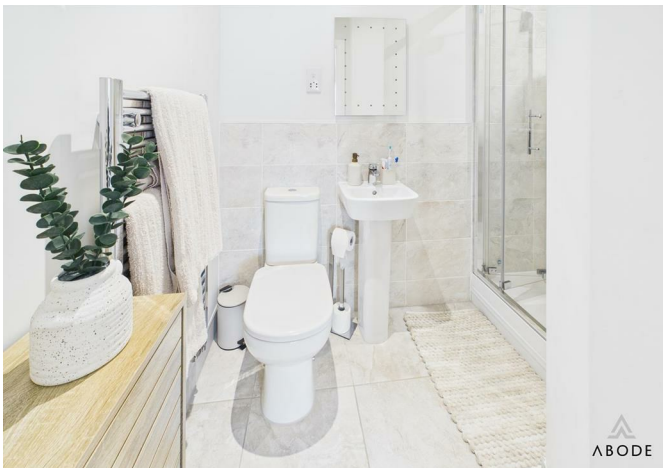


## BATHROOM

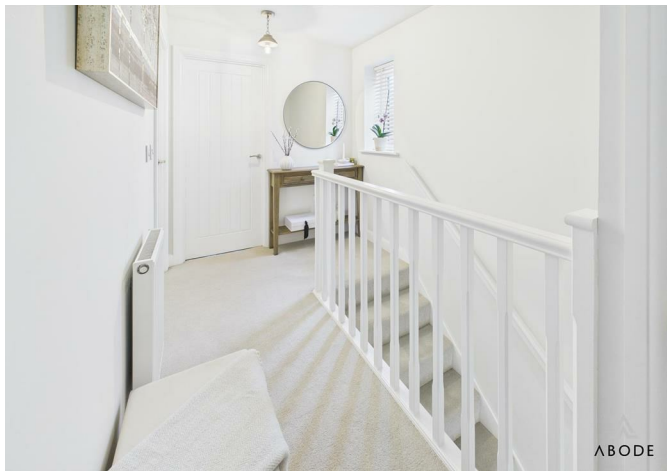
Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Double with parking to the front. Gated access to the enclosed rear garden offering paved seating areas and a lawn.

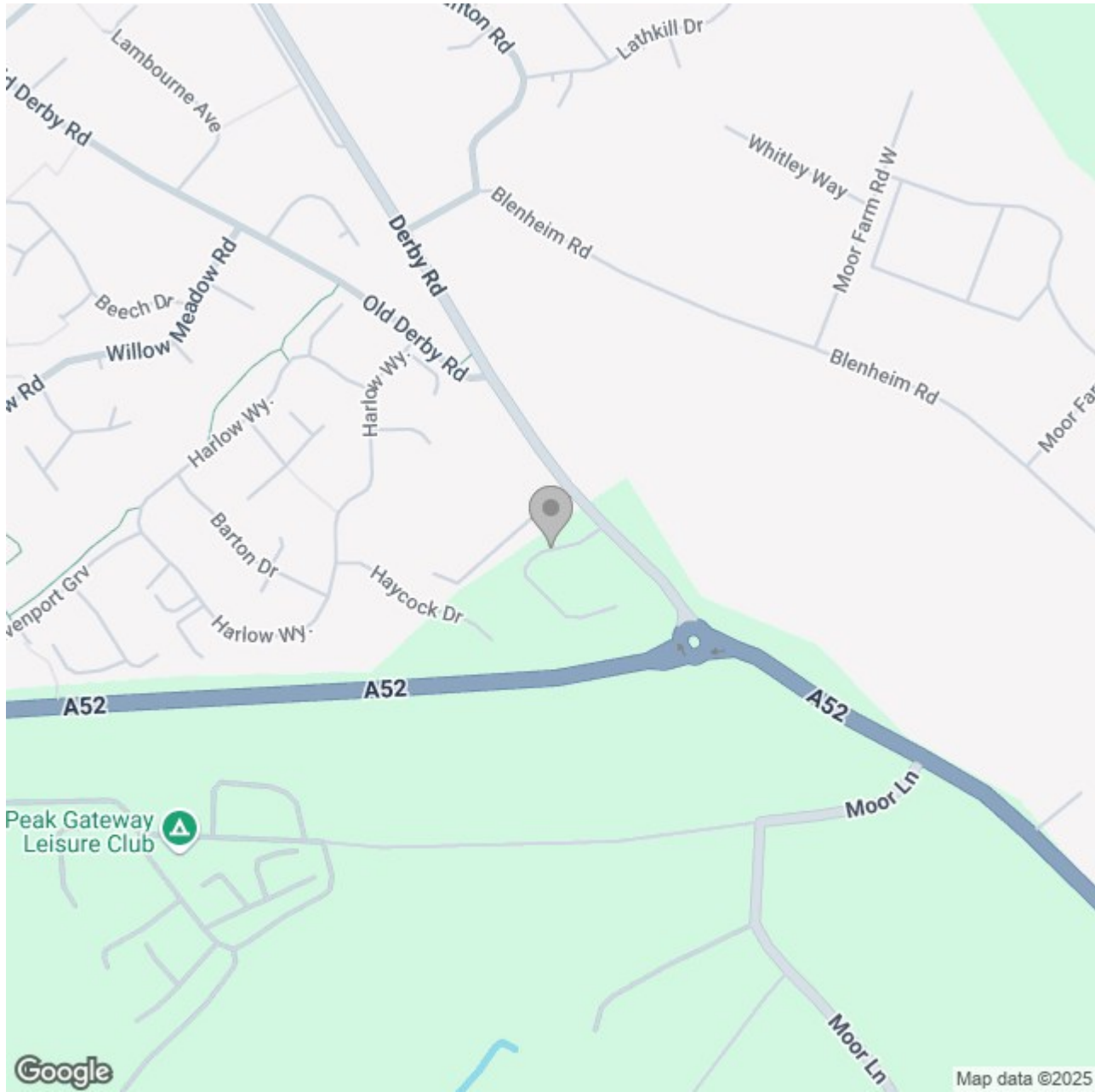












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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