







\*\*\*\*\* EXECUTIVE 2023 REDROW  
 DESIGN PROPERTY WITH AMPLE  
 PARKING \*\*\*\*\* UNIQUE POSITION  
 \*\*\*\*\* Well presented property with  
 upgrades throughout and in a  
 perfect position. In brief the  
 property offers a hallway, guest  
 cloakroom. lounge with windows  
 to the front and side . Upgraded,  
 high specification kitchen with built  
 in appliances and Quartz work  
 surfaces, matching utility room.  
 Four bedrooms, 3 with wardrobes,  
 master with en suite shower room  
 and a family bathroom. Enclosed  
 side garden, for garden and ample  
 parking for a number of vehicles to  
 the front and side, single garage.  
 INTERNAL VIEWING HIGHLY  
 RECOMMENDED.





## HALL

Entrance door into the hall with stairs to the first floor, radiator, under stairs storage cupboard and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## LOUNGE

Three upvc double glazed windows and radiator.

## LIVING & DINING KITCHEN

Fitted wall mounted, base and drawer units with Quartz work surfaces and island. Fitted electric double oven and hob with extractor, integrated dishwasher and fridge freezer. Upvc double glazed windows and bi-fold doors onto the garden, sink unit, radiator and door to -

## UTILITY ROOM

Matching units and Quartz work surfaces, plumbing and space for a washing machine, space for a tumble dryer, radiator and upvc double glazed window.

## FIRST FLOOR LANDING

Upvc double glazed window to the front, radiator, airing cupboard and loft access.

## BEDROOM 1

Wardrobes, radiator and upvc double glazed window.



## EN SUITE

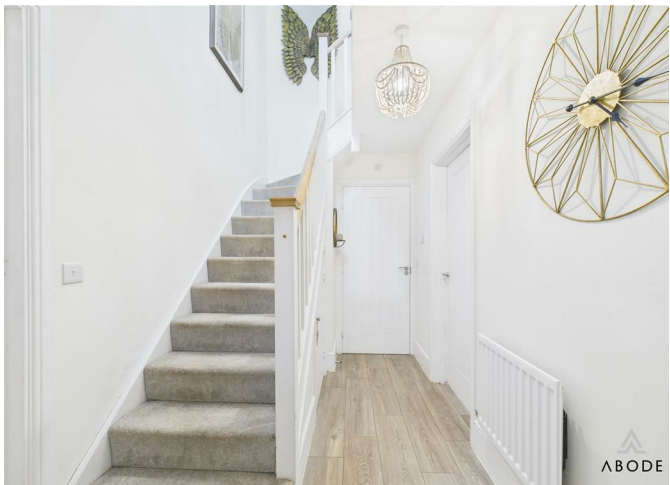
Double shower, low flush wc, wash hand basin, chrome heated towel radiator and upvc double glazed window.

## BEDROOM 2

Wardrobes, radiator and upvc double glazed window.











### BEDROOM 3

Wardrobes, radiator and upvc double glazed window.

### BEDROOM 4

Radiator and upvc double glazed window.

### BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, chrome heated towel radiator and upvc double glazed window.

### OUTSIDE

Lovely position offering ample parking to the front, round to a long drive and single garage. Front lawn perfect for a seating area, enclosed rear garden with lawn and patio.







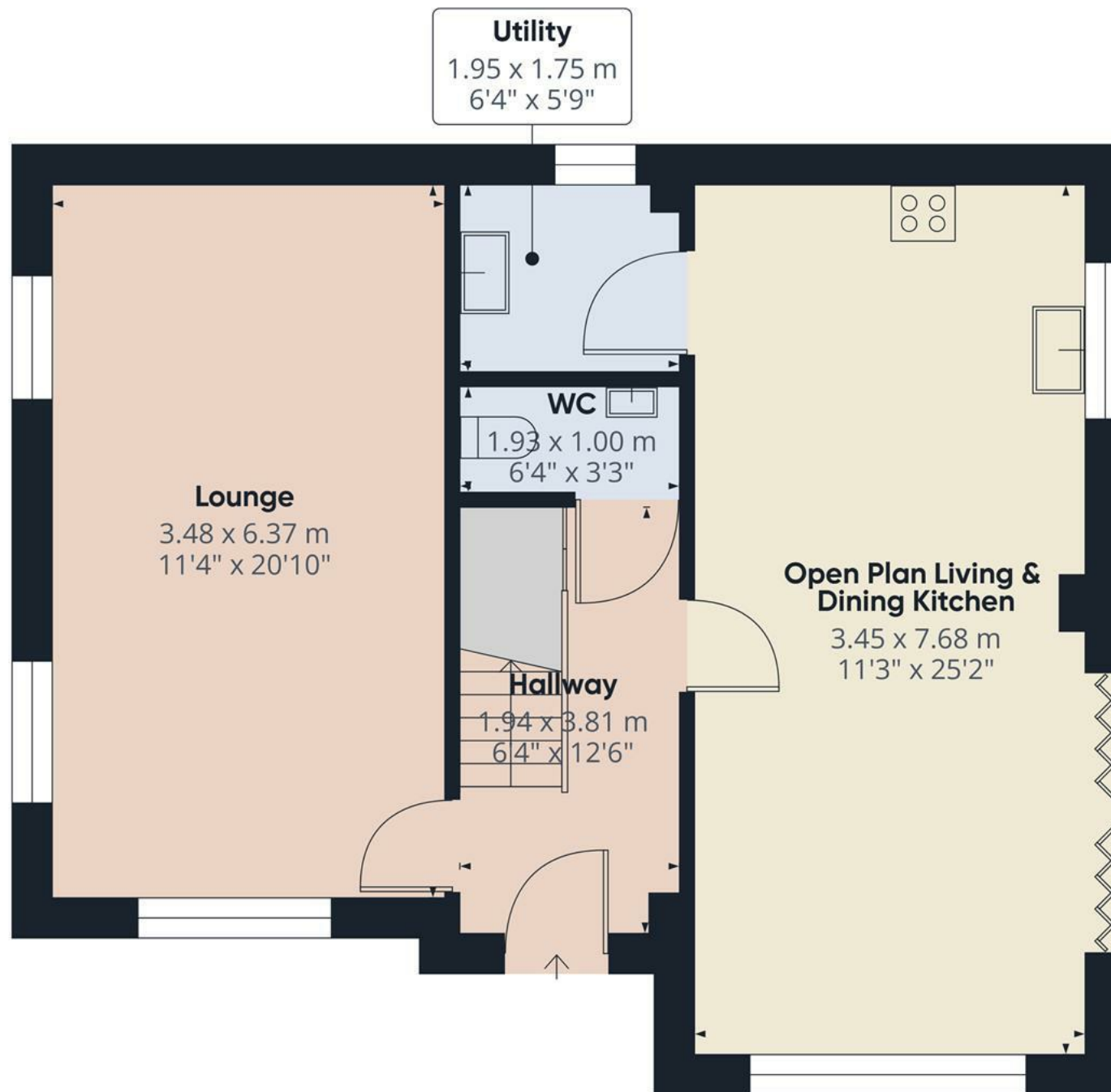












Floor 0

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

62.9 m<sup>2</sup>

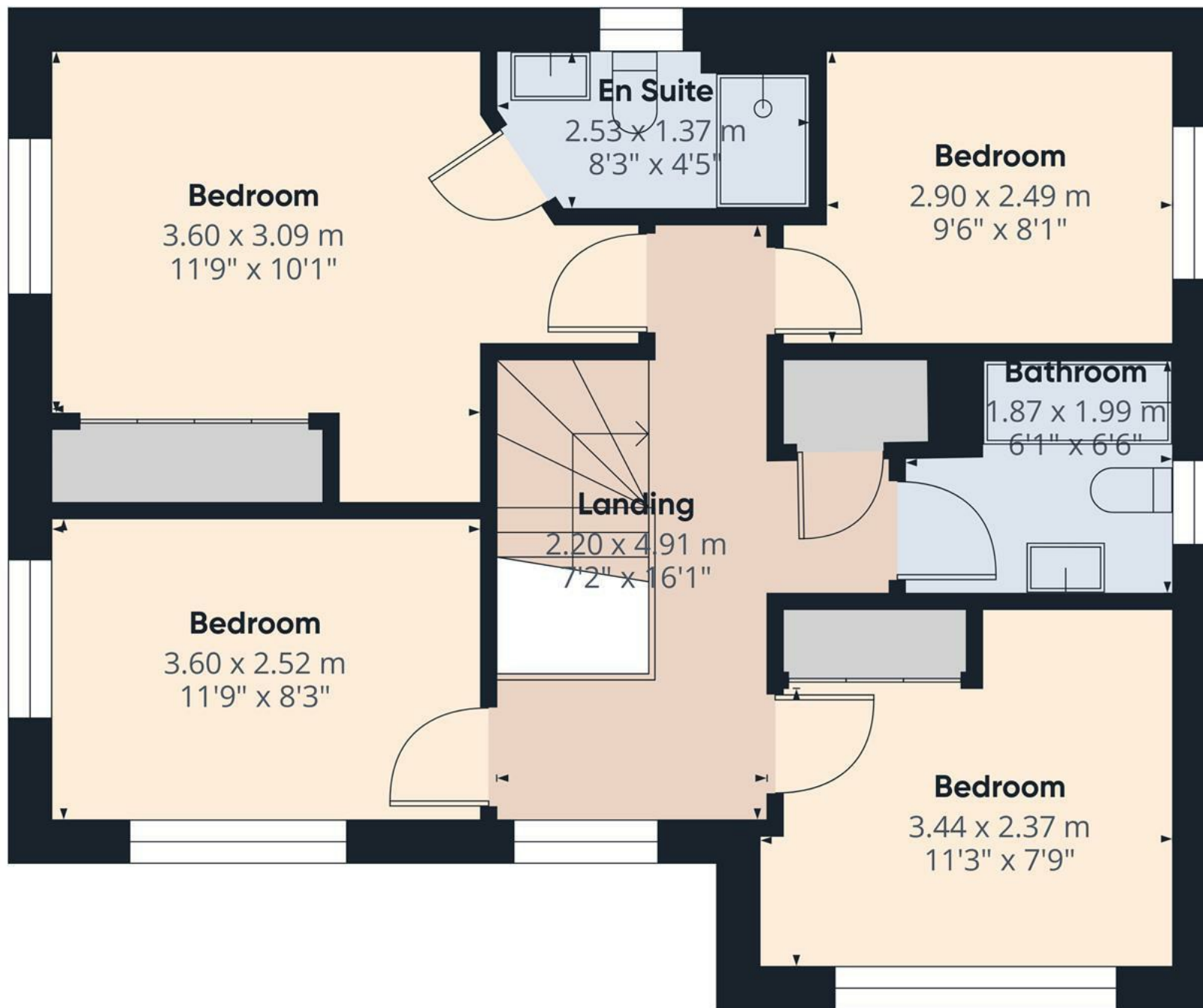
678 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





Floor 1

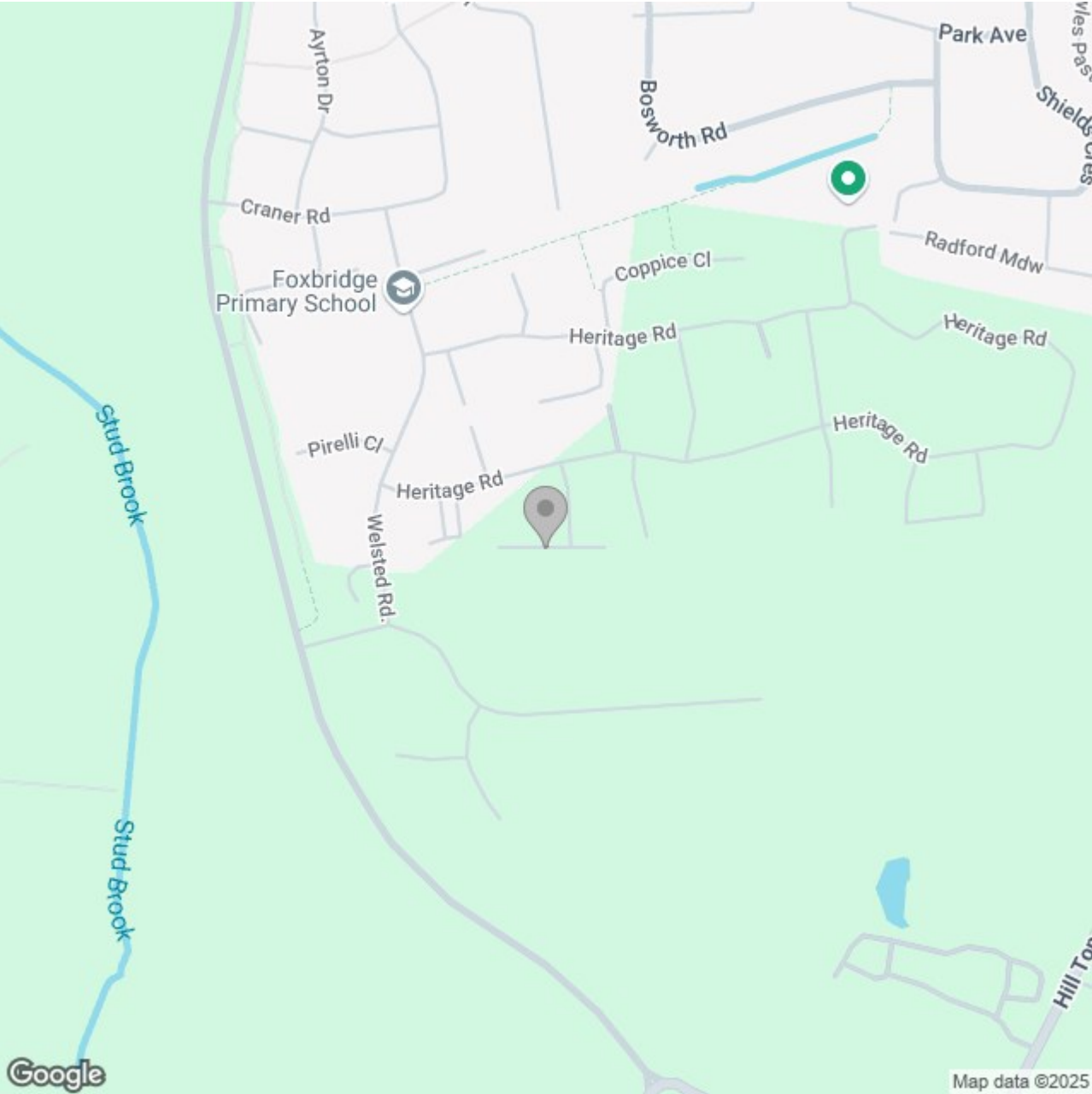
Approximate total area<sup>(1)</sup>  
56.7 m<sup>2</sup>  
611 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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 