







\*\*\*\* GOOD SIZE PLOT \*\*\*\* Modern detached property offering a hall and guest cloakroom, lounge, fitted kitchen diner and conservatory. Three first floor bedrooms and a bathroom, enclosed garden, drive and garage. Offered for sale with no upward chain.





## HALL

Entrance door into the hall, radiator, storage cupboard and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## LOUNGE

French doors lead out to the rear garden, window to front, door to the kitchen diner, radiator and stairs to the first floor..

## KITCHEN DINER

Fitted units with work surfaces and breakfast bar, sink and drainer unit. Appliance spaces, radiator, upvc double glazed window onto the garden and doors into the conservatory.

## CONSERVATORY

Upvc double glazed windows and doors onto the garden.

## FIRST FLOOR LANDING

Upvc double glazed window and doors to -

## BEDROOM 1

Upvc double glazed windows and radiator.

## BEDROOM 2

Upvc double glazed windows and radiator.

## BEDROOM 3

Upvc double glazed windows and radiator.

## BATHROOM

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

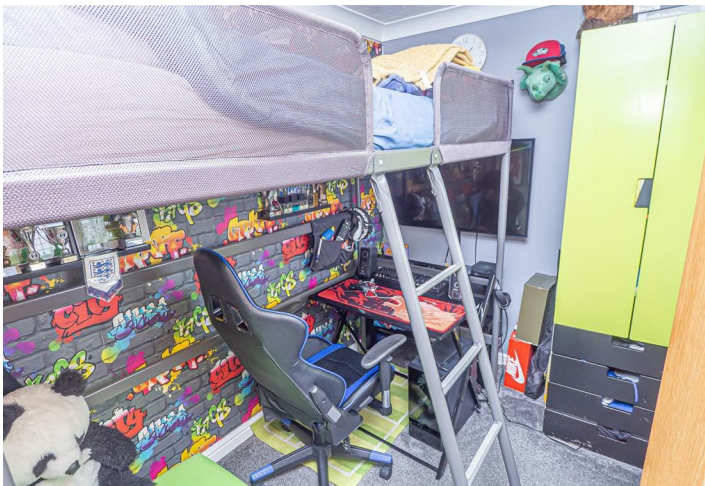
## OUTSIDE



Drive and a single garage. Enclosed rear garden offering a lawn and seating areas.















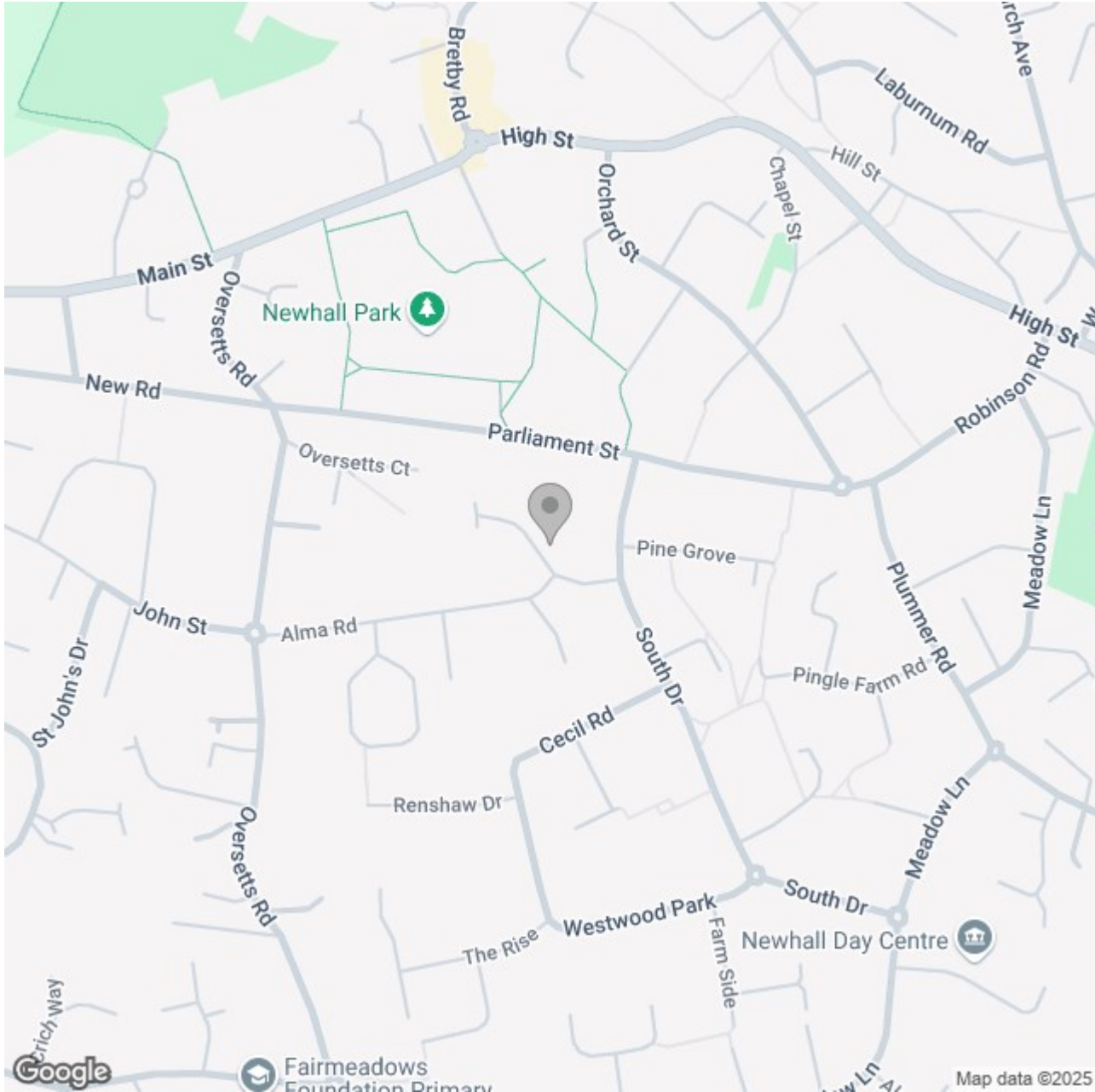












### Energy Efficiency Rating

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