







\*\*\*\* IMMACULATE MODERN  
DETACHED PROPERTY \*\*\*\*  
FULLY INTEGRATED  
KITCHEN WITH UTILITY  
ROOM AND DOORS ONTO  
THE SOUTH FACING  
GARDEN \*\*\*\* Well  
presented property offering  
a lounge, fitted dining  
kitchen with utility room,  
guest cloakroom. Three first  
floor bedrooms, ensuite  
shower room and a  
bathroom. Side drive and an  
enclosed rear garden.  
INTERNAL VIEWING HIGHLY  
RECOMMENDED.



## HALL

Entrance door into the hall area, stairs to the first floor, storage cupboard and open in to the lounge.

## LOUNGE

Fitted feature media wall, radiator and upvc double glazed window to the front.

## CLOAKROOM

Low flush wc, wash hand basin and a chrome ladder style radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated fridge freezer and dishwasher, radiator, upvc double glazed window and doors onto the garden. Door to -

## UTILITY ROOM

Storage cupboard, integrated washing machine, work surfaces, radiator.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.



## EN SUITE

Double shower, wash hand basin, low flush wc, radiator and upvc double glaze window.

## BEDROOM 2

Upvc double glazed window and radiator.









### BEDROOM 3

Upvc double glazed window and radiator.

### BATHROOM

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

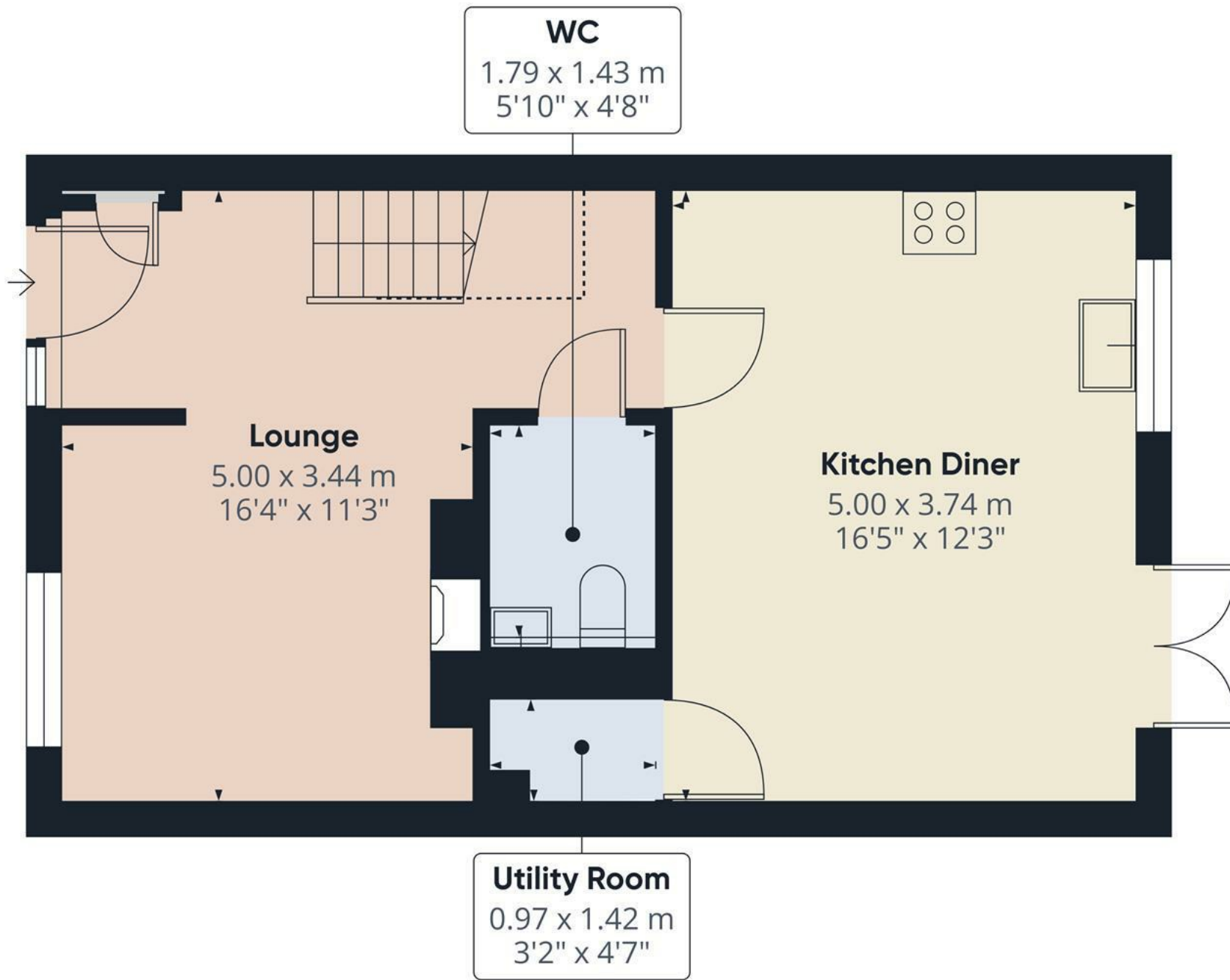
### OUTSIDE

Side driveway, gated access to the enclosed south facing rear garden offering a lawn and paved patio.









Floor 0

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

42.4 m<sup>2</sup>  
456 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>  
16 ft<sup>2</sup>

(1) Excluding balconies and terraces

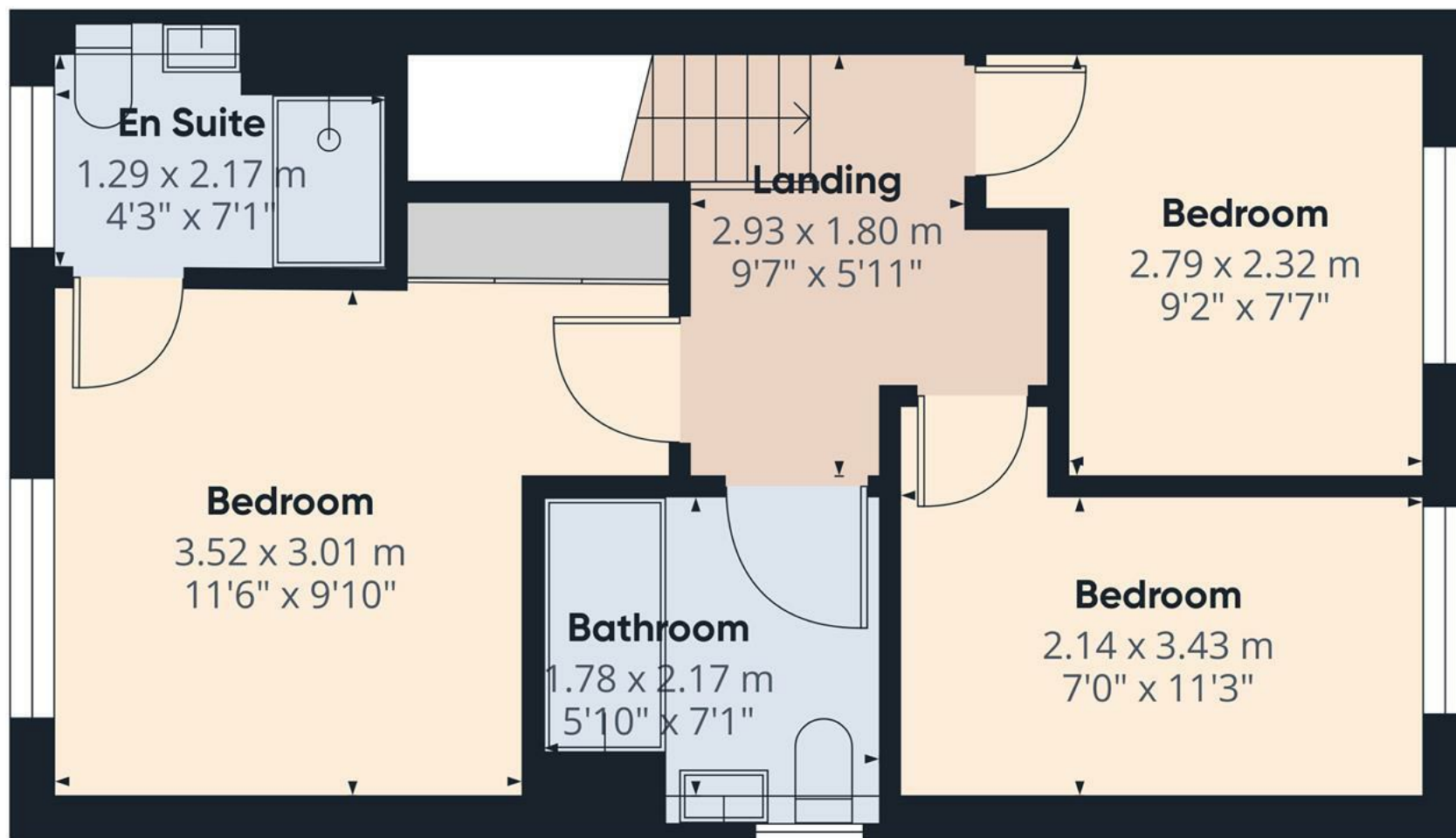
**Reduced headroom**

..... Below 1.5 m/5 ft

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**



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

39.7 m<sup>2</sup>  
428 ft<sup>2</sup>

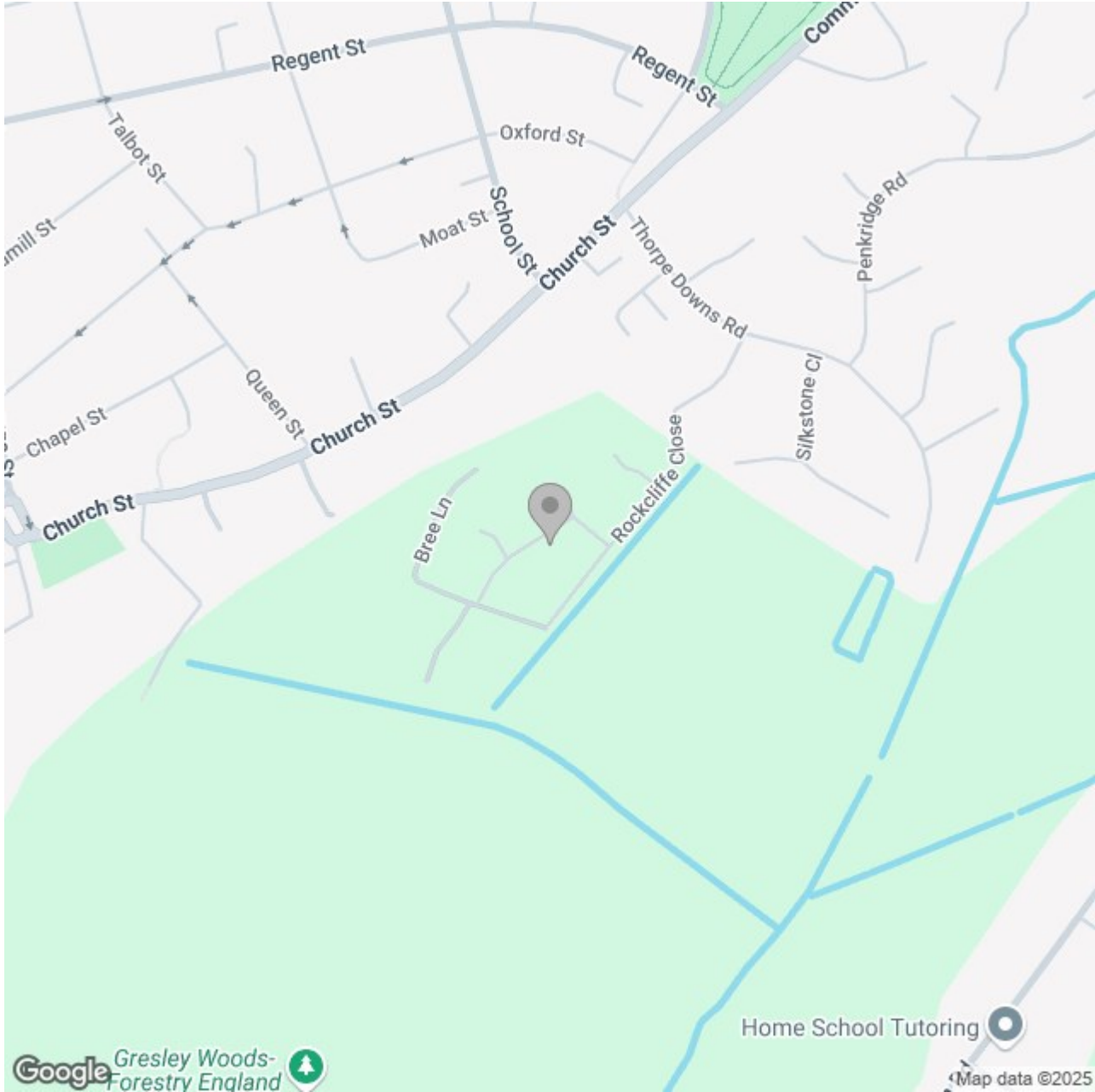
(1) Excluding balconies and terraces

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### 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>84</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