





**** IMMACULATE SEMI
DETACHED PROPERTY ****

This is a well presented property on a popular development offering a hallway, guest cloakroom, fitted dining kitchen with bi-fold doors onto the garden. Sitting room, three first floor bedrooms and a family bathroom. Garden with artificial lawn and a good size patio and a driveway.

INTERNAL VIEWING IS
RECOMMENDED



HALL

Entrance door into the hall with storage cupboard, stairs to the first floor and door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Two upvc double glazed windows and a radiator.

KITCHEN DINER

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 and dishwasher. Radiator and bi-fold doors onto the garden.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Built in wardrobes, radiator and upvc double glazed windows.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

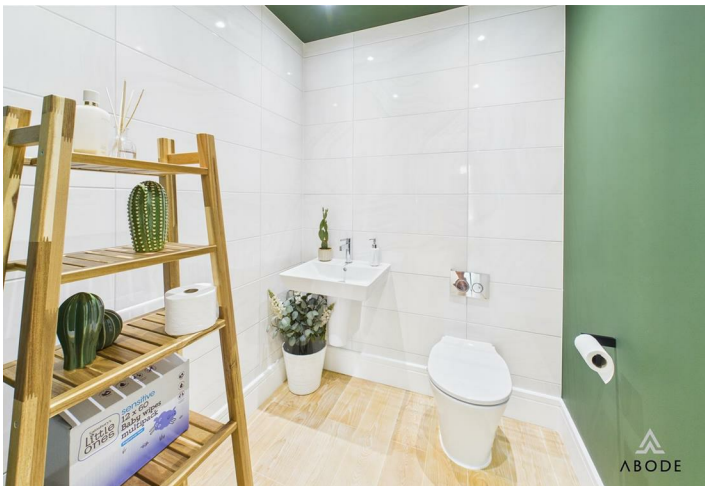
BATHROOM

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

OUTSIDE

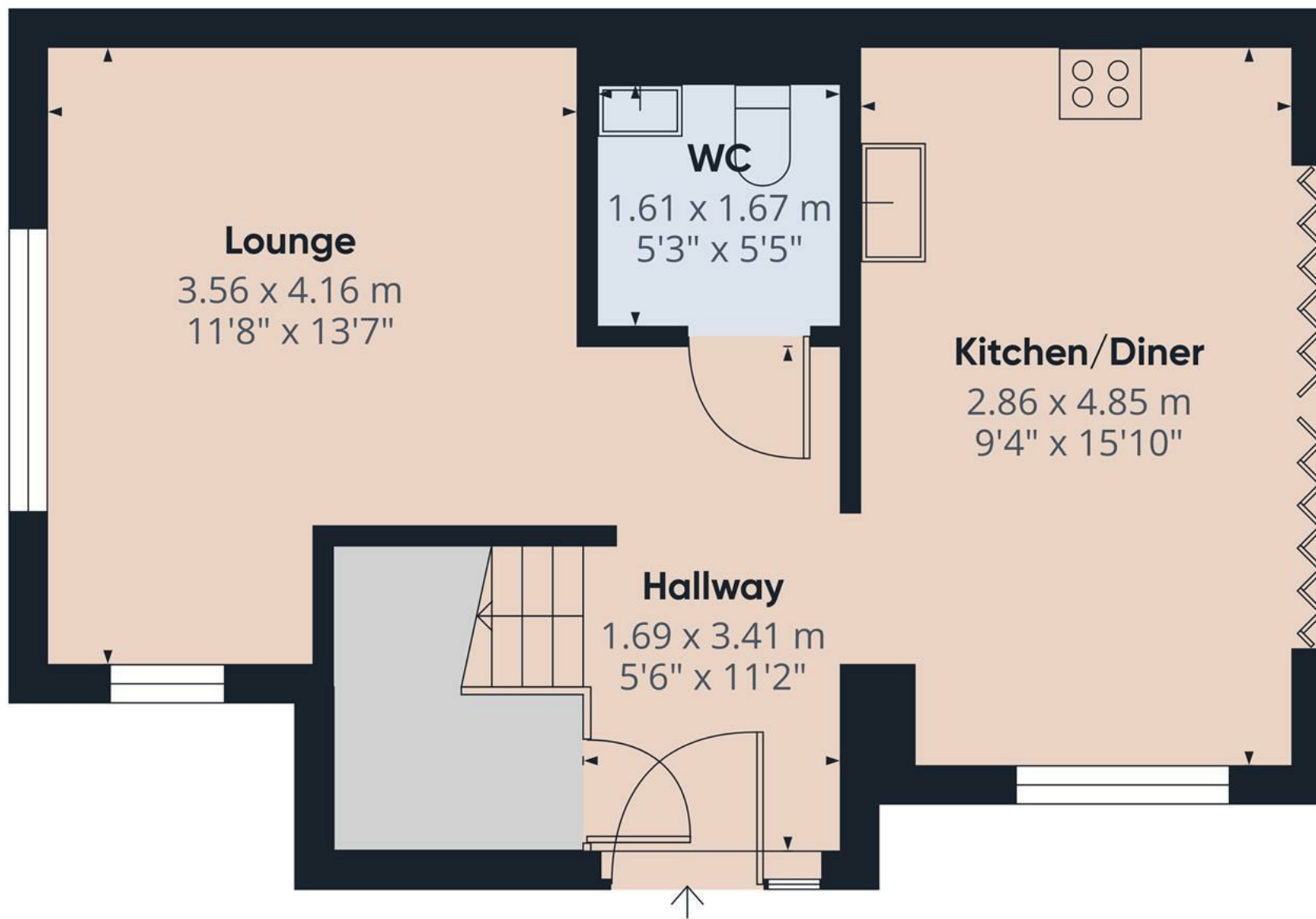
Enclosed garden with artificial lawn, paved patio and a gate to the driveway.











Floor 0

Approximate total area⁽¹⁾

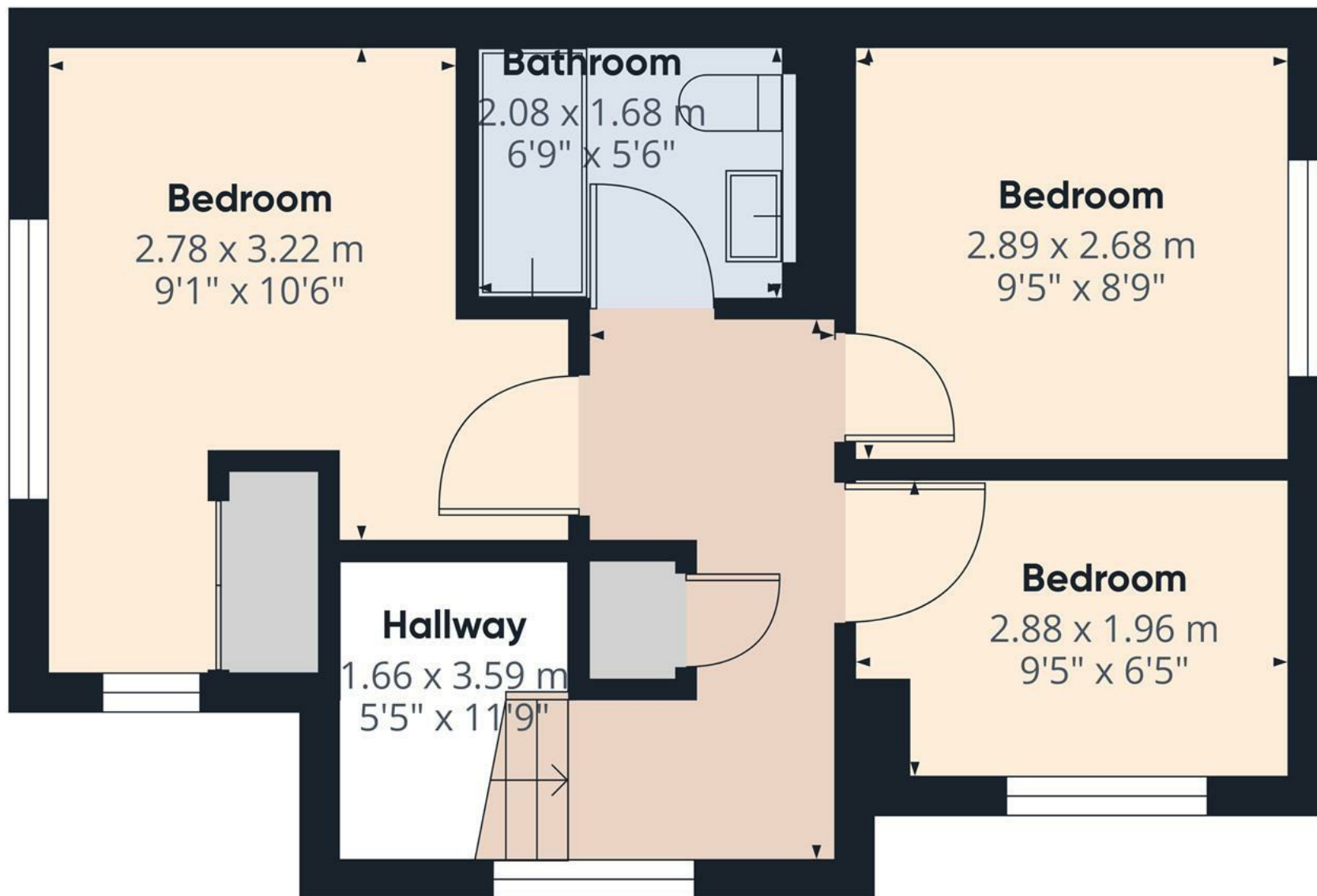
40.1 m²

432 ft²

(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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Floor 1

Approximate total area⁽¹⁾

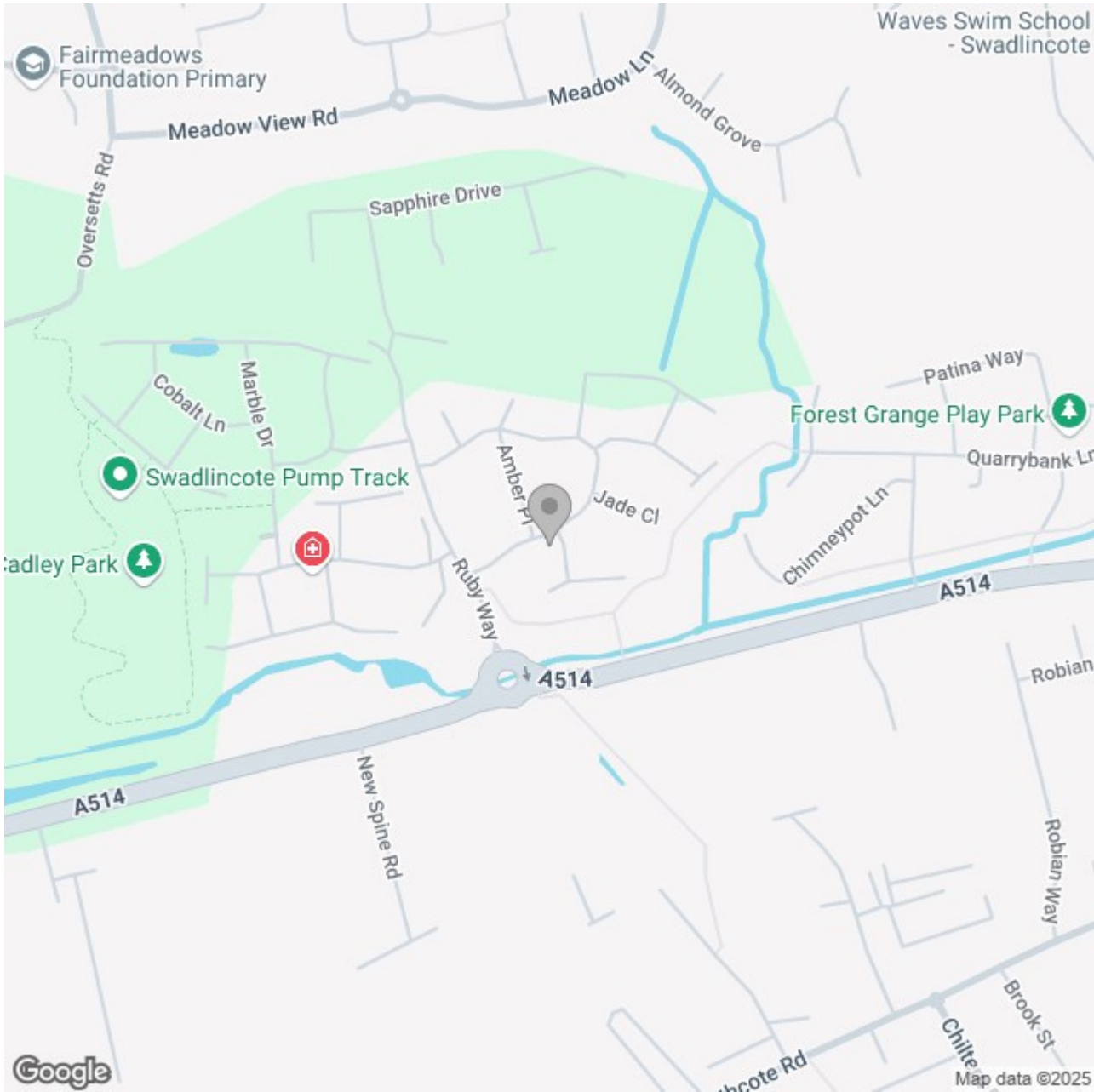
34.9 m²

375 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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 