







\*\*\*\* 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

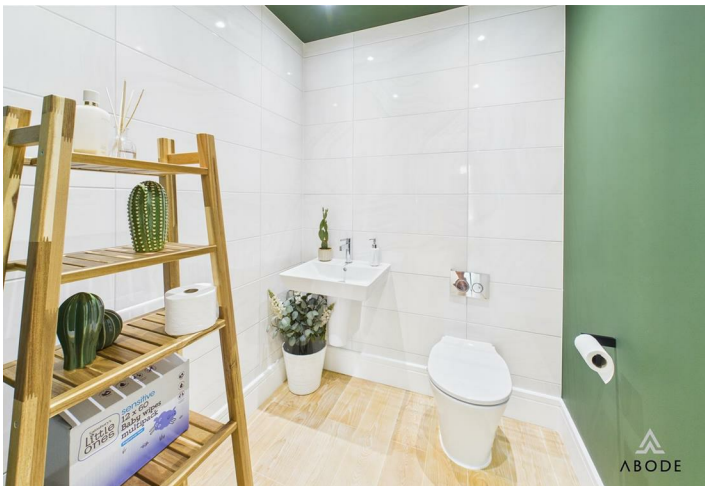
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin and radiator.

## OUTSIDE

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







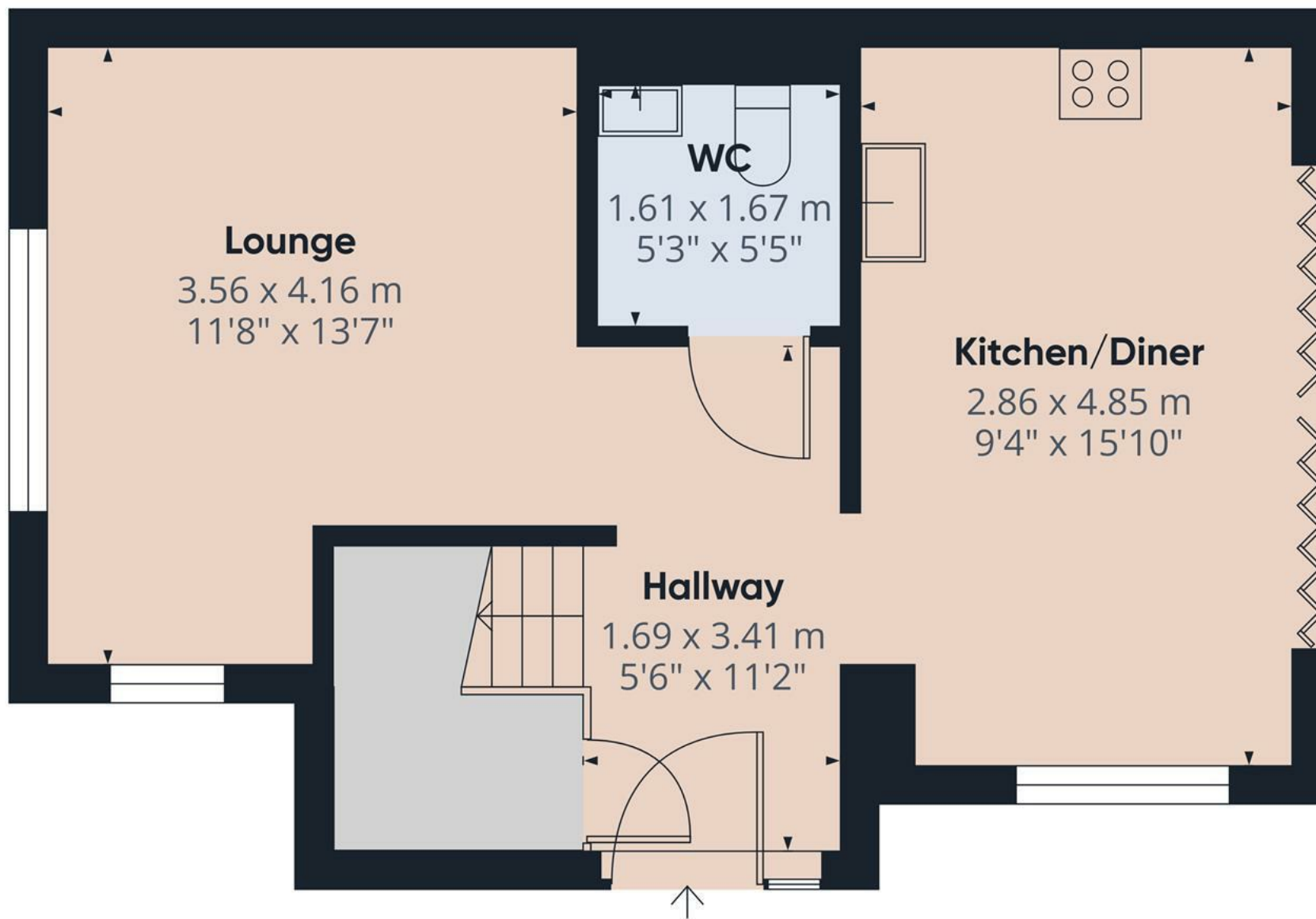












Floor 0

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

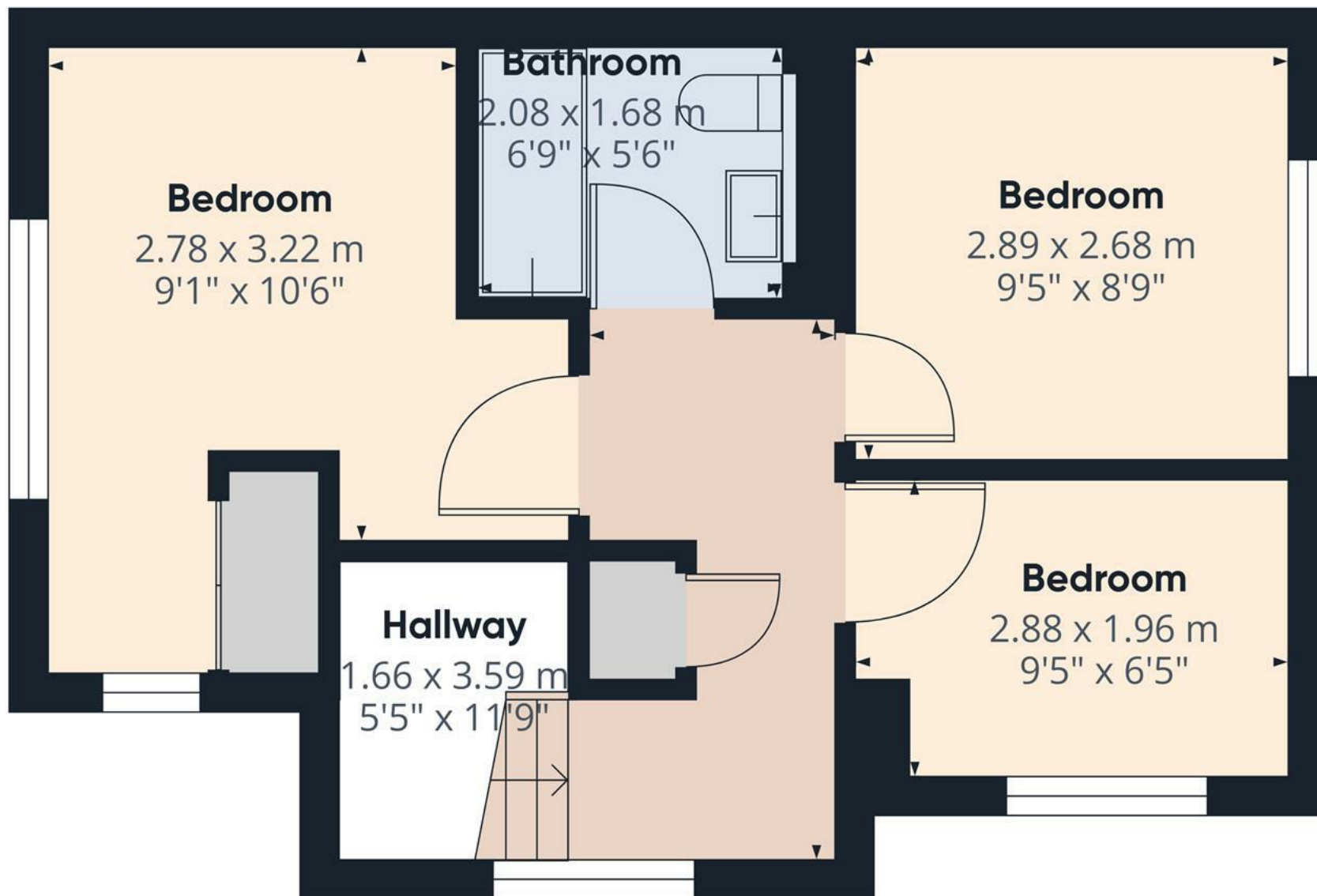
40.1 m<sup>2</sup>

432 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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Floor 1

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

34.9 m<sup>2</sup>

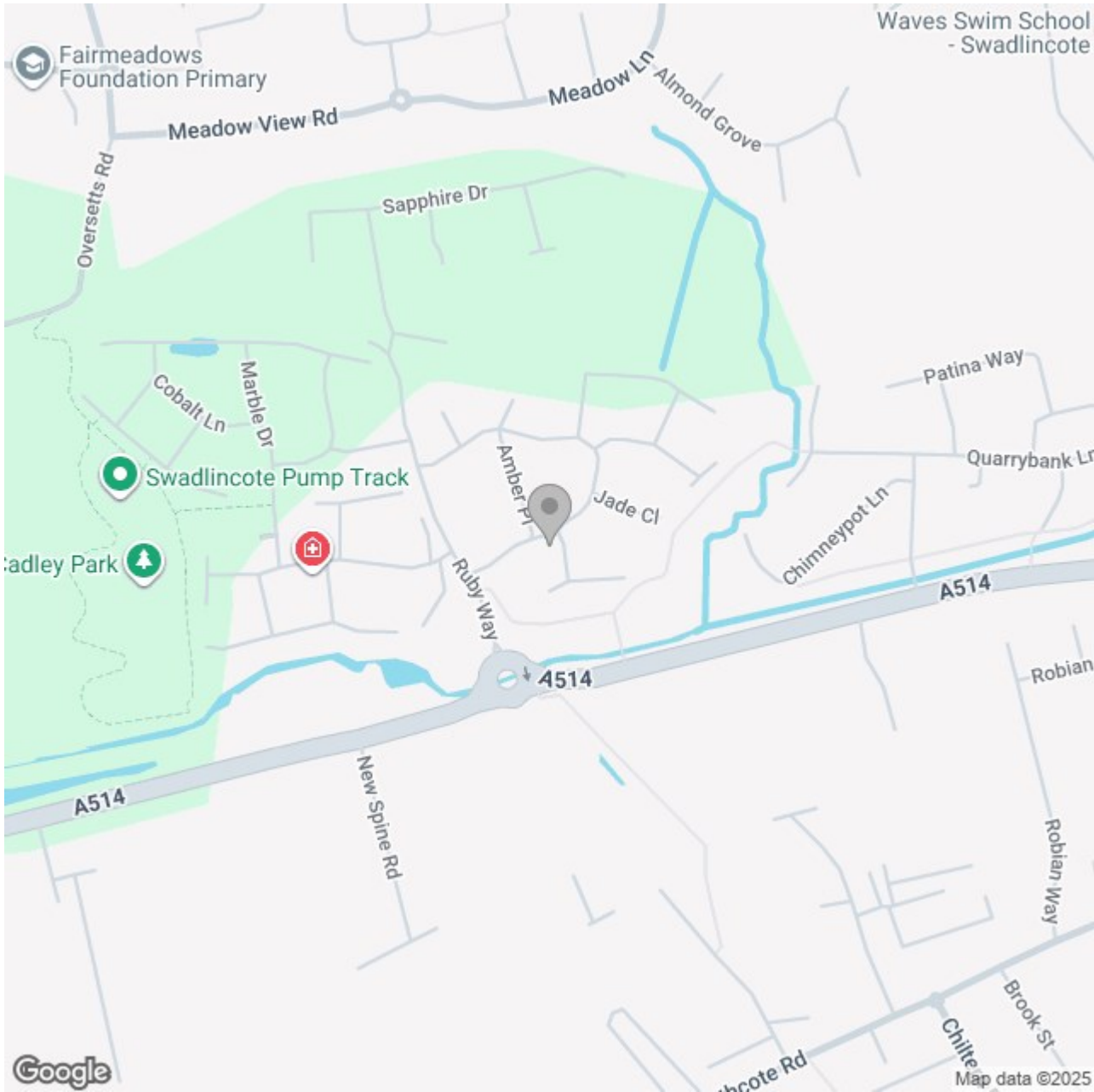
375 ft<sup>2</sup>

(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		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 