





**** IMMACULATE AND EXTENDED FAMILY HOME **** This is an impressive family home in a popular location offering a hall, lounge and dining room, fitted kitchen and conservatory. Three bedrooms, family bathroom, two outbuildings or utility rooms and a cloakroom/wc. Ample parking to the front and an enclosed rear garden. INTERNAL VIEWING A MUST.



HALL

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

LOUNGE

Upvc double glazed bay window to the front, fireplace and radiator.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted oven and hob with extractor, upvc double glazed window and radiator.

DINING ROOM

Radiator and double doors into -

CONSERVATORY

Upvc double glazed windows and doors onto the garden.

LOBBY

Doors to the front and rear of the property and doors to two storage/utility rooms and a door to -

CLOAKROOM

Low flush wc.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Two upvc double glazed windows to the front and radiator.

BEDROOM 2

Wardrobes, upvc double glazed window to the rear and a radiator.



BEDROOM 3

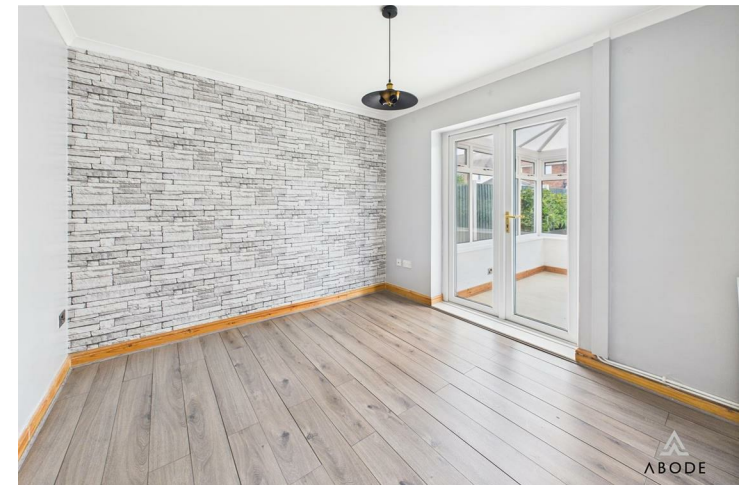
Wardrobes, upvc double glazed window to the front and a radiator.

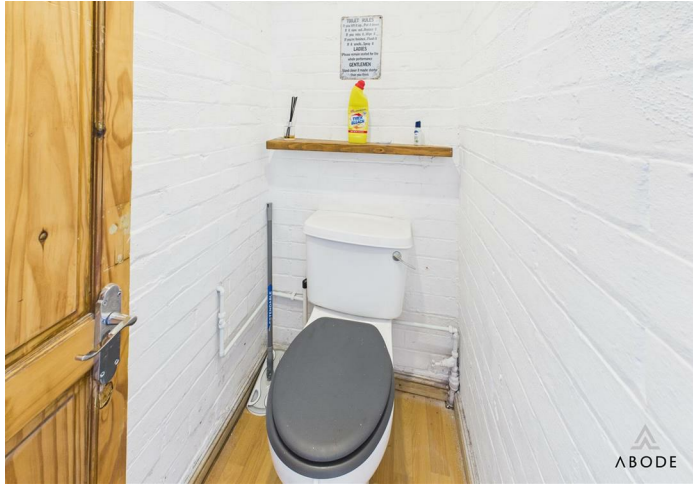
BATHROOM

Panel enclosed bath with a shower and shower screen, vanity sink unit with wash hand basin and storage under, low flush wc, chrome ladder style radiator and upvc double glazed window to the rear.

OUTSIDE

Gated access onto ample parking. The rear garden offers





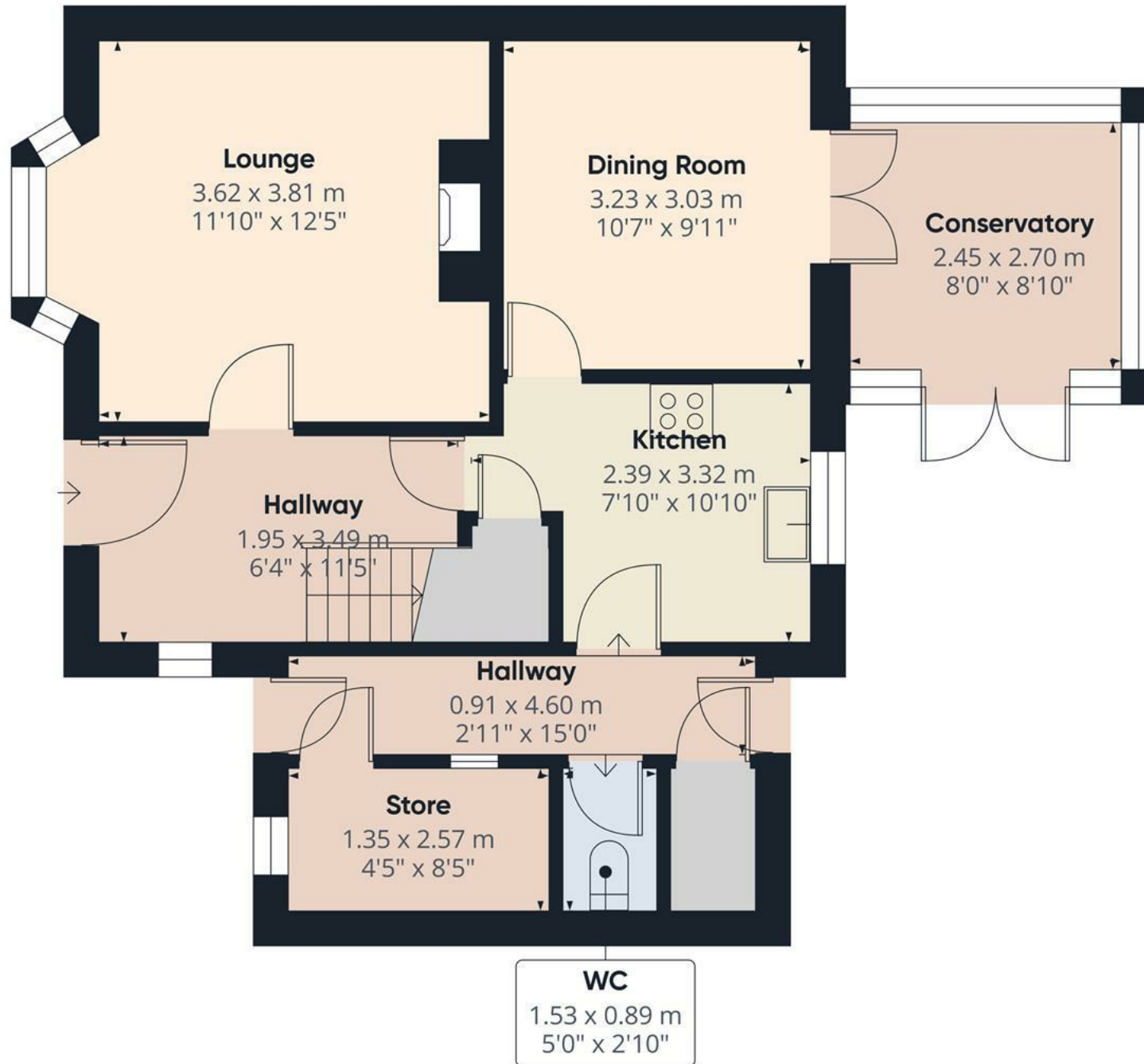


artificial lawn, pebbled and decked areas, shed and garden shrubs.









Floor 0

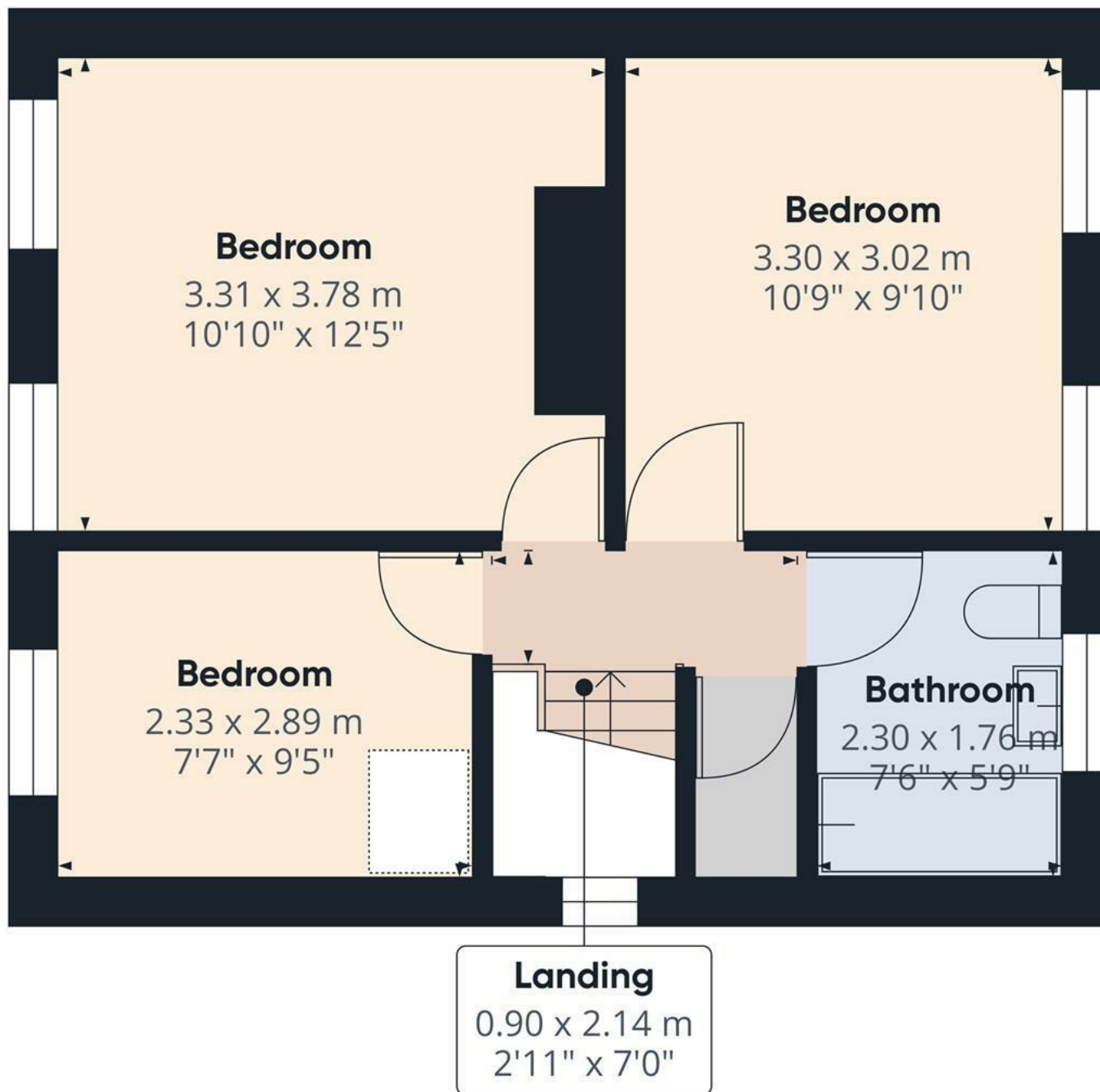
Approximate total area⁽¹⁾

57 m²
613 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⁾

34.8 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		
(81-91) B		86
(69-80) C	72	
(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