







A well presented four bedroom detached property, situated within a popular location having good access to a range of local amenities and transport links. The property benefits from an impressive lounge diner, fully fitted kitchen, integral garage, landscaped south facing garden with insulated/powerd summer house/office and four well proportioned bedrooms with the master having an en-suite shower room. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Entrance hall

With central heating radiator, under stairs storage cupboard, stairs rising to the first floor and doors leading off to:

### Kitchen

With a selection of matching wall and base units having under counter drawers, space for dishwasher and fridge freezer, four ring gas hob, electric oven below, roll edge preparation work surface with one and a half bowl sink with mixer tap and drainer, double glazed window to the rear elevation, central heating radiator and doors leading off to:

### Utility Room

With a selection of matching wall and base units, having space for washing machine and tumble dryer, roll edge protection work surface with a sink having mixer tap and drainer, central heating radiator. Double glazed rear access door and a door leading to:

### WC/cloaks

With a low level wc, wash hand basin with taps, central heating radiator and a double glazed windows to the side elevation.

### Lounge Diner

With two central heating radiators, double glazed windows to the front elevation, double glazed French doors leading out onto the garden and a gas fire with hearth and surround.

### First Floor landing



With central heating radiator, airing cupboard, loft hatch and doors leading off to:

### Master Bedroom

With central heating radiator, double glazed window to the front elevation, double built in wardrobe and a door leading to the en-suite shower room.

### En-suite shower room

With a three piece suite comprising: shower cubicle with glass sliding doors, sink with mixer tap, low level wc,











central heating radiator and a double glazed window to the front elevation.

#### Bedroom Two

With central heating radiator, double built in wardrobes and a

#### Bedroom Three

With central heating radiator and a double glazed window to the front elevation.

#### Bedroom Four

With central heating radiator, built in double wardrobe and a double glazed window to the rear elevation.



#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin, bath with taps and shower over, central heating radiator and a double glazed window to the side elevation.

#### Outside

The outside of the property to the front elevation offers a driveway providing parking facility, which leads to the integral garage and front entrance door. The rear elevation offers a large patio area ideal for seating, extended decked area connect to a insulated and powered summer house and a timber fence enclosing the boundary.







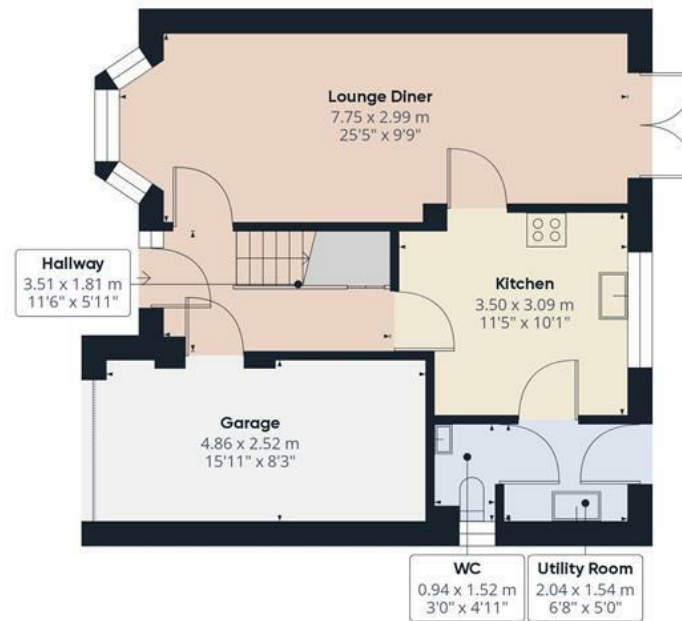










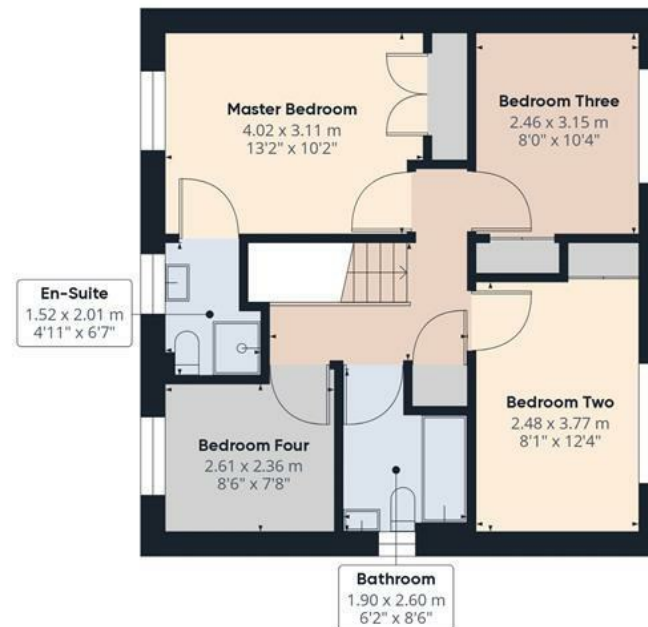


Floor 0

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

105.37 m<sup>2</sup>

1134.19 ft<sup>2</sup>



Floor 1

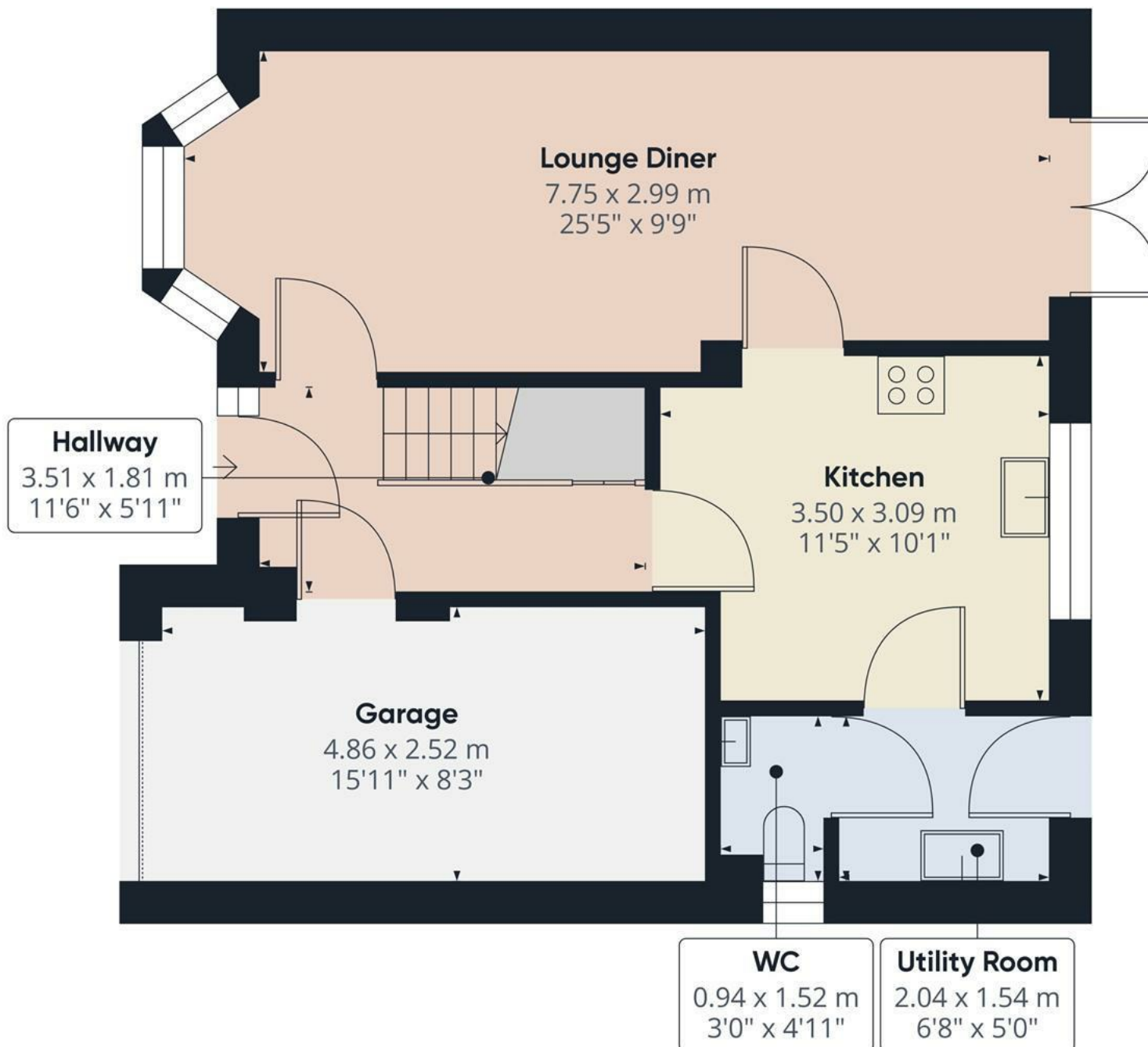
(1) Excluding balconies and terraces

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.

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Floor 0

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

55.74 m<sup>2</sup>  
599.98 ft<sup>2</sup>

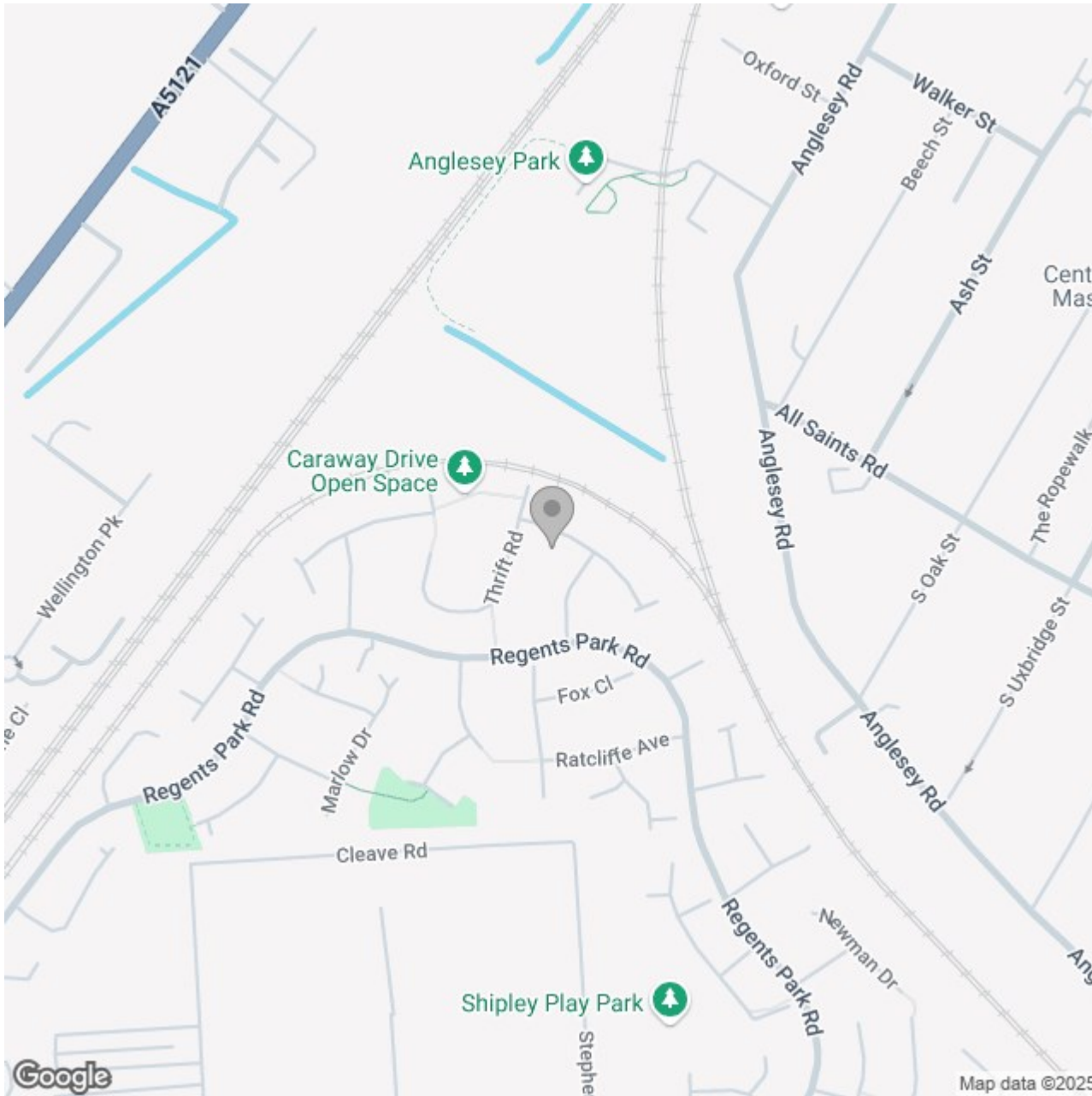
(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 