







\*\*\*\* MODERN SEMI  
DETACHED PROPERTY WITH  
GARAGE \*\*\*\* Well presented  
property in a popular  
location offering a hall with  
guest cloakroom, lounge  
and fitted kitchen diner,  
utility room. Three  
bedrooms, en suite shower  
room and a bathroom. Rear  
garden, drive and garage.



## HALL

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

## CLOAKROOM

Low flush WC, wash hand basin, radiator.

## LOUNGE

Three UPVC double glazed windows and a radiator.

## KITCHEN DINER

Fitted wall mounted base and drawer units with work services and tiled splashback. Sink and drainer unit, fitted electric oven and a gas hob with extractor hood over. UPVC double glazed doors onto the garden radiator and a door to the utility room.

## UTILITY ROOM

Fitted units with work surface, plumbing and space for a washing machine, radiator and a door to the garden.

## FIRST FLOOR LANDING

UPVC double glazed window, airing cupboard and doors too -

## BEDROOM 1

Wardrobes, UPVC double glazed window, radiator, door to the ensuite.

## EN SUITE

Enclosed shower, low flush WC, wash hand basin, radiator.

## BEDROOM 2

UPVC double glazed window and a radiator.



## BEDROOM 3

UPVC double glazed window and a radiator.

## BATHROOM

Panel enclosed bath, wash hand basin, low flush WC, Radiator and UPVC double glazed window.

## OUTSIDE

Rear drive and single garage. Enclosed rear garden with artificial lawn and paved patio.



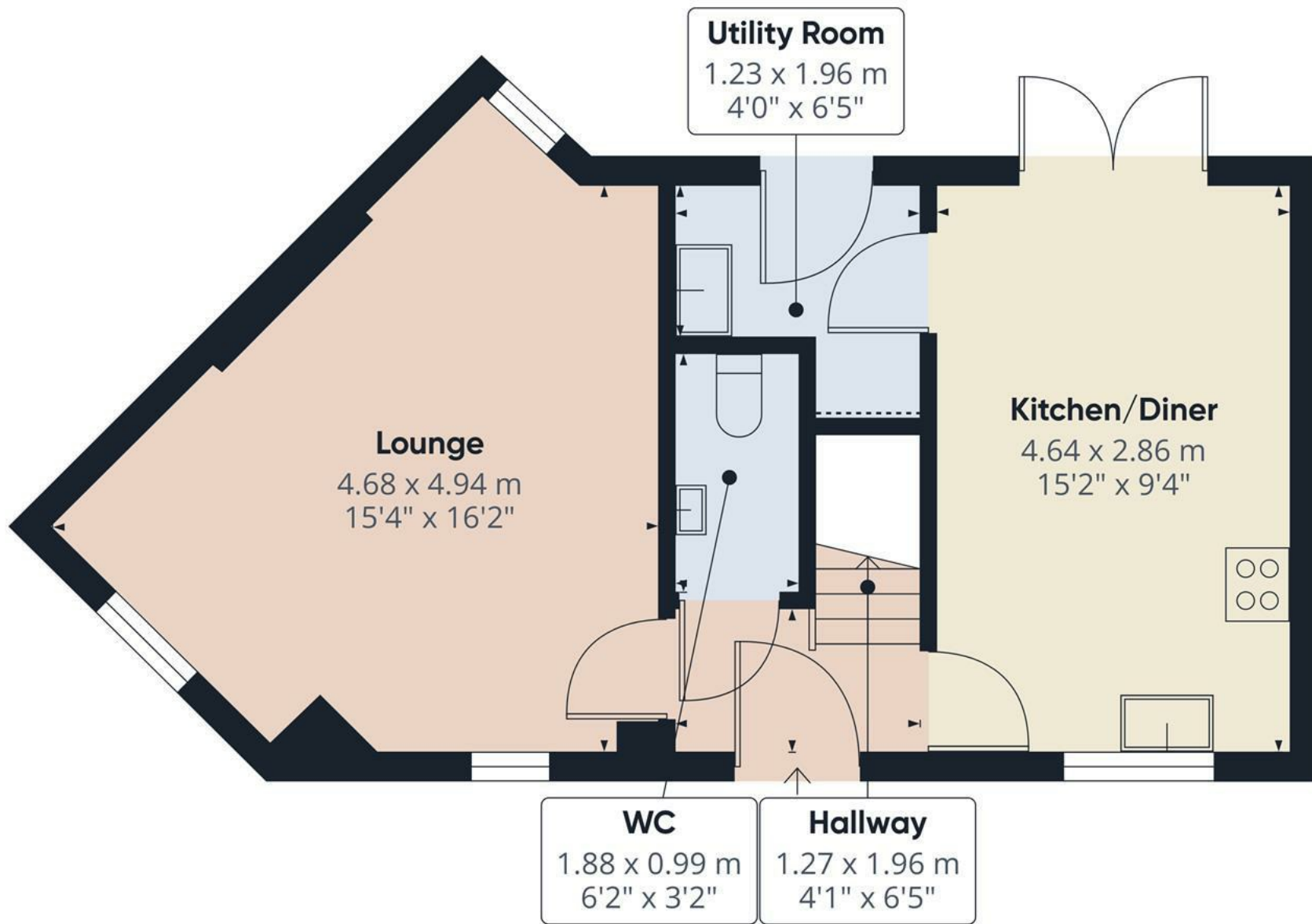












Approximate total area<sup>(1)</sup>  
40.4 m<sup>2</sup>  
434 ft<sup>2</sup>

(1) Excluding balconies and terraces

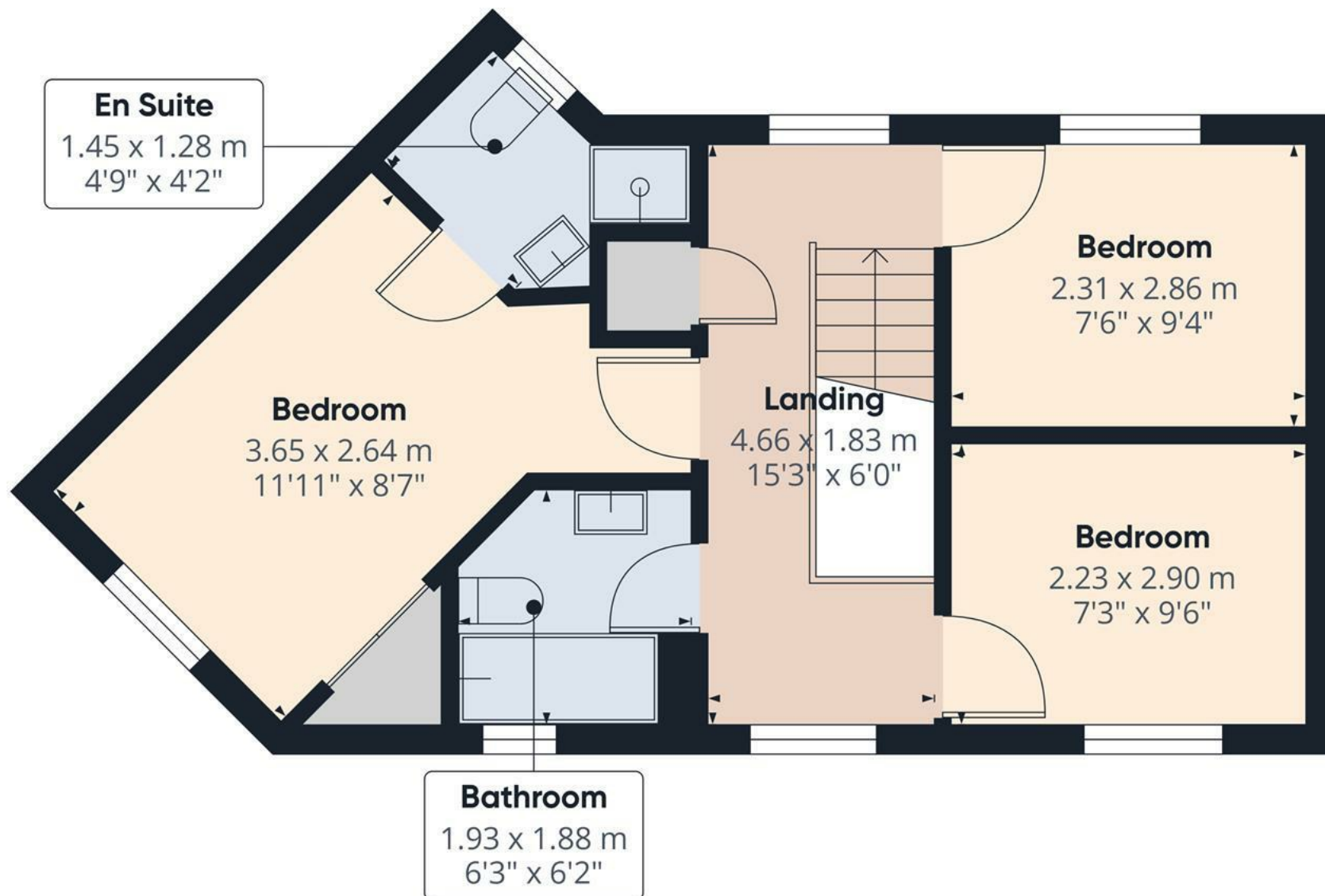
Reduced headroom

Below 1.5 m/5 ft

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 0



Approximate total area<sup>(1)</sup>  
38 m<sup>2</sup>  
409 ft<sup>2</sup>

(1) Excluding balconies and terraces

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