





\*\*\*\* BEAUTIFUL POSITION  
ON THE EDGE OF A  
POPULAR DEVELOPMENT  
\*\*\*\* Modern detached  
property offering well  
proportioned living space  
and ample parking. In brief  
the property offers a  
hallway, guest cloakroom,  
lounge and a fitted dining  
kitchen with doors onto the  
garden. Three bedroom,  
master with an en suite  
shower room and a family  
bathroom. Front and rear  
gardens side drive and a  
single garage.



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

Two radiators and a upvc double glazed window to the front.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine. Storage cupboard, radiator, upvc double glazed window and doors onto the garden.

## FIRST FLOOR LANDING

Airing cupboard and doors to -

## BEDROOM 1

Built in wardrobe, radiator and upvc double glazed window.

## EN SUITE

Double shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

## BEDROOM 2

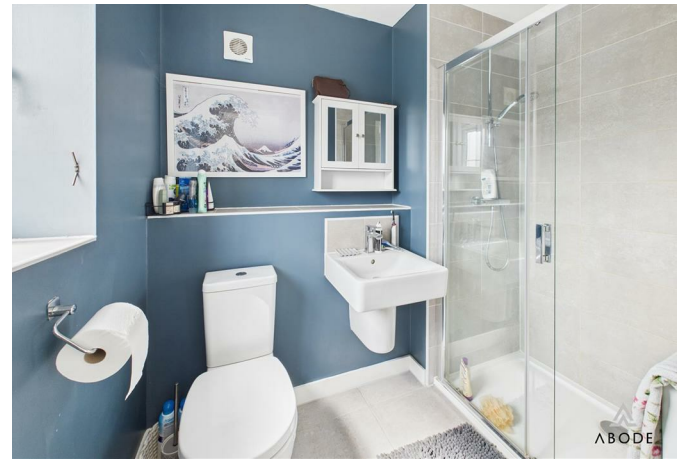
Upvc double glazed window and radiator.

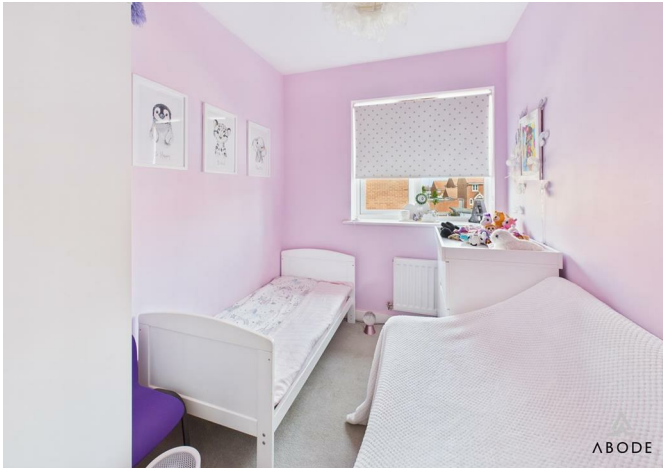


## BEDROOM 3

Upvc double glazed window and radiator.







## BATHROOM

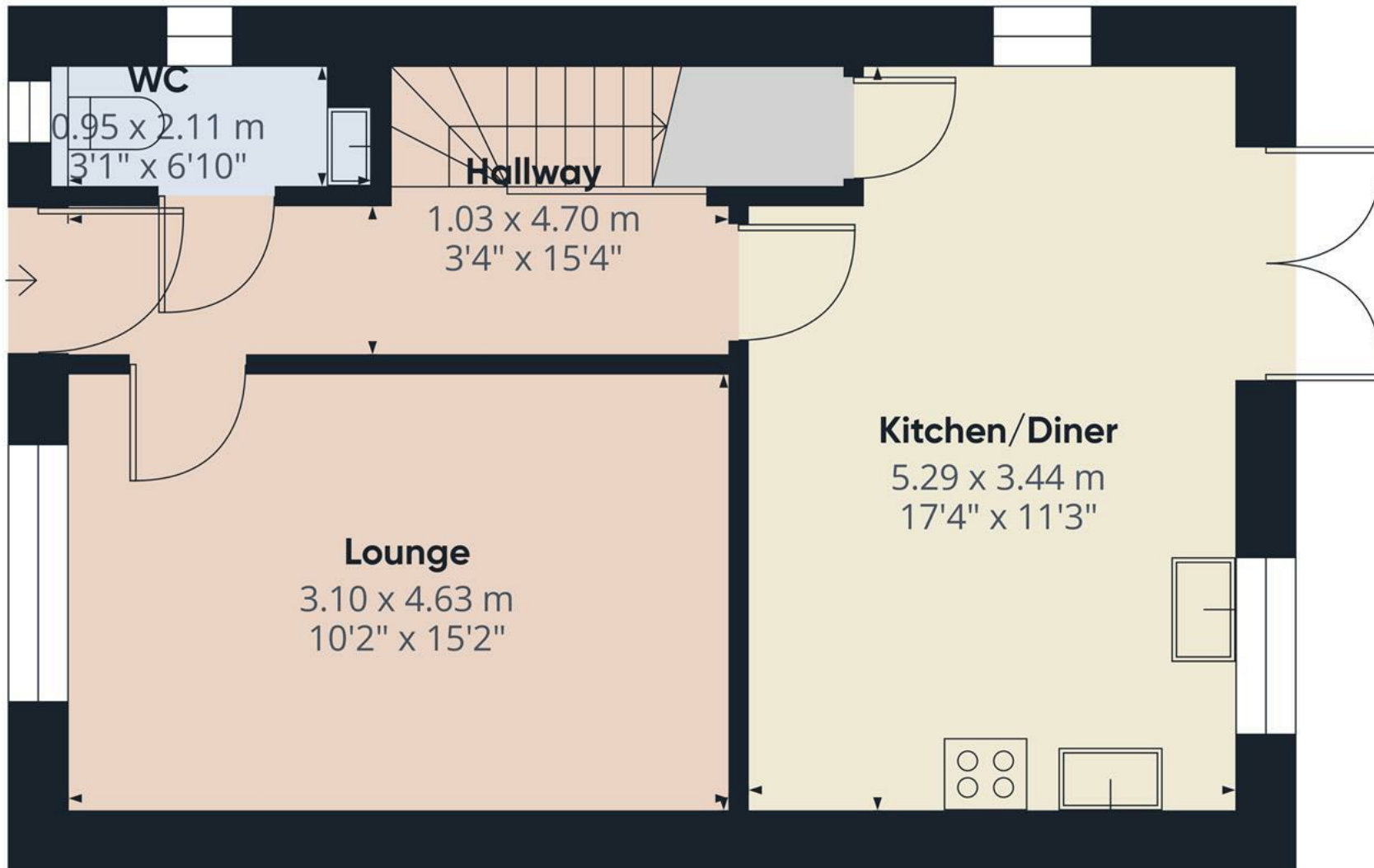
Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Front lawn and side drive down to a single garage. Side gated access to the enclosed rear garden offering paved and decked seating areas and a lawn.







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

42.2 m<sup>2</sup>

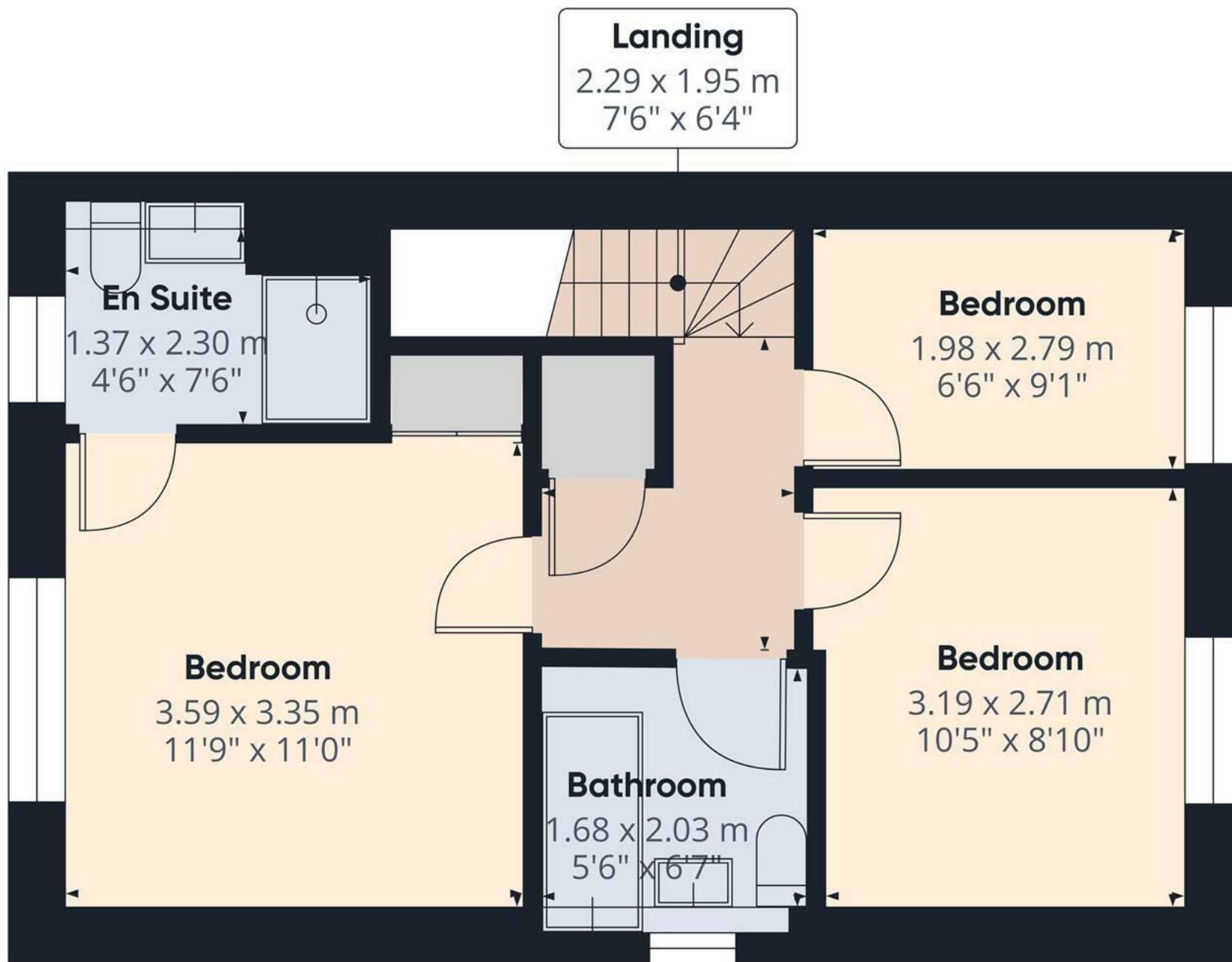
454 ft<sup>2</sup>

(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 0



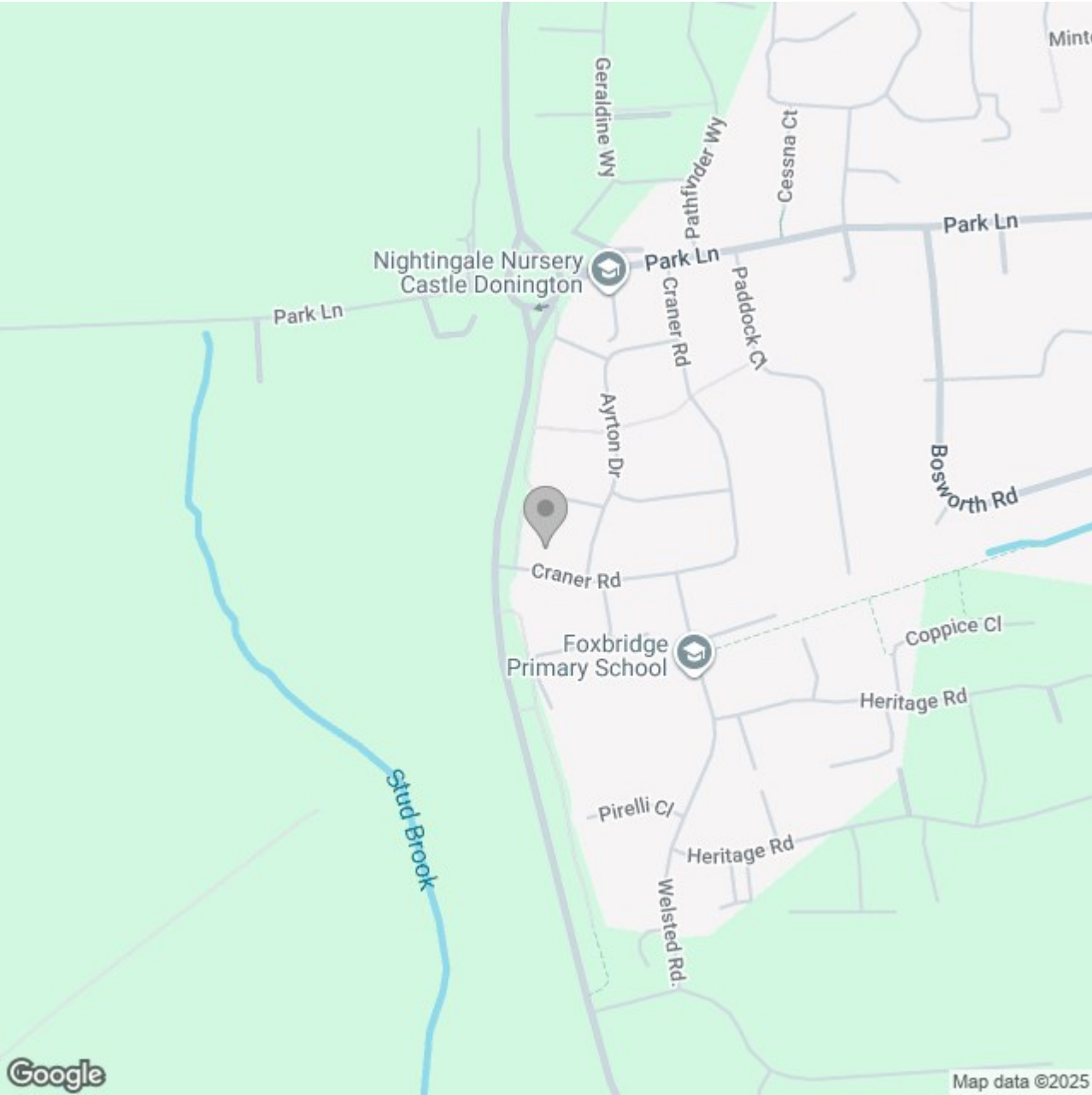
Approximate total area<sup>(1)</sup>  
38.3 m<sup>2</sup>  
413 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



| 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  |           |