







\*\*\* IMMACULATE DETACHED PROPERTY  
IN A POPULAR LOCATION \*\*\*\* Well  
presented by the current owners offering  
modern living with a landscaped  
garden. In brief the property offers a  
hall with guest cloakroom, lounge, inner  
hall, fitted dining kitchen with doors  
onto the garden. Three first floor  
bedrooms, master with wardrobes and  
an en suite shower room, family  
bathroom. Side drive with a single  
garage and an enclosed rear garden.





## HALL

Entrance door into the hall, radiator and doors too -

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## LOUNGE

UPVC double glaze window to the front, radiator and door to the inner hall.

## INNER HALL

Stairs to the first floor and door to the dining kitchen.

## DINING KITCHEN

Fitted wall mounted base and drawer units with quartz work surfaces, sink unit, fitted oven and hob with extractor hood. Appliance spaces and plumbing for a washing machine, storage cupboard, radiator and UPVC double glazed window and doors onto the garden.

## FIRST FLOOR LANDING

Loft access and doors too -

## BEDROOM 1

Built-in wardrobes, Radiator, UPVC double glazed window to the rear and door to the ensuite.

## EN SUITE

Walk-in shower, wash hand basin, low flush WC, ladder style 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, ladder style radiator, wash hand basin, low flush wc.

## OUTSIDE

Side drive down to a single garage. Enclosed rear garden with seating area and a lawn.











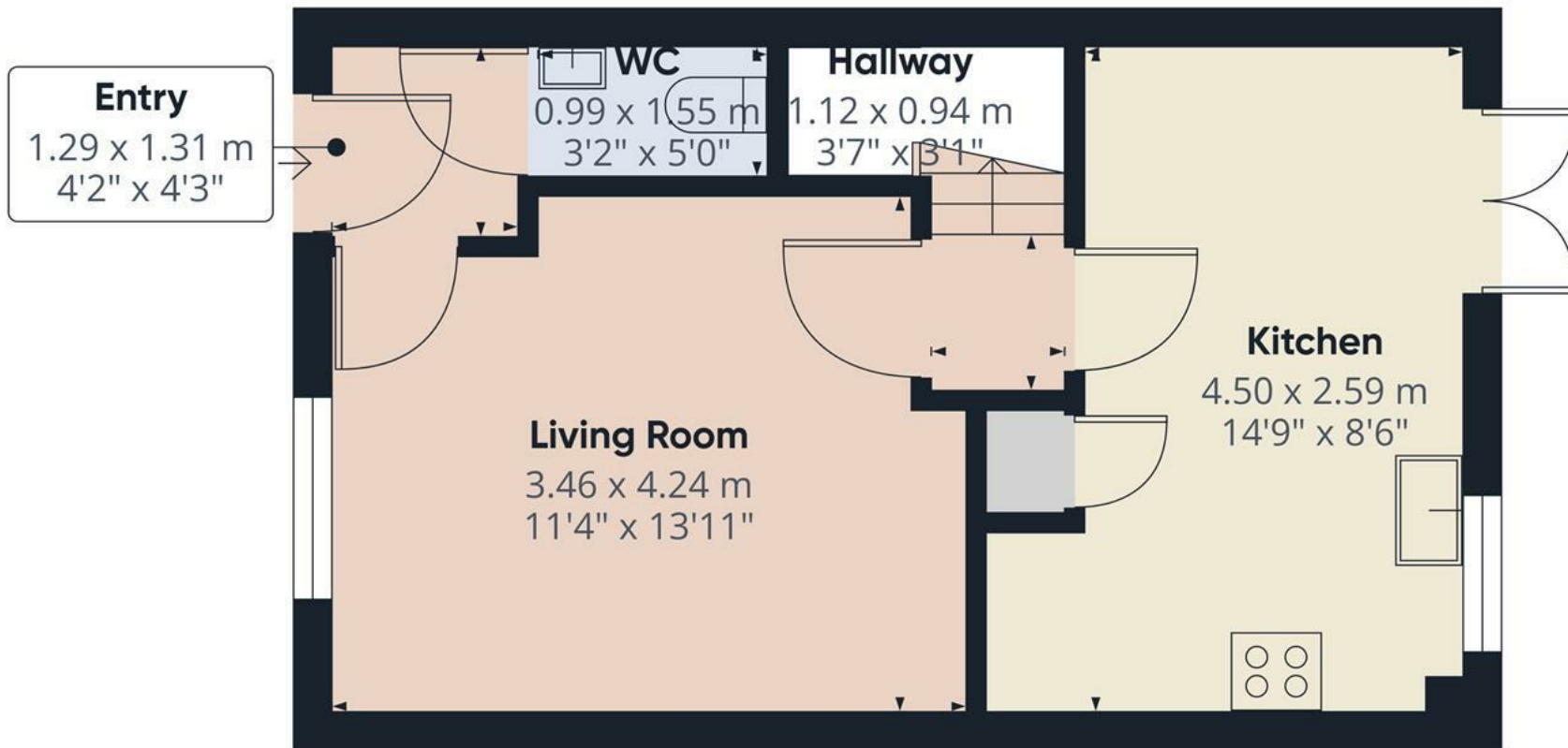












Approximate total area<sup>(1)</sup>

32.9 m<sup>2</sup>

353 ft<sup>2</sup>

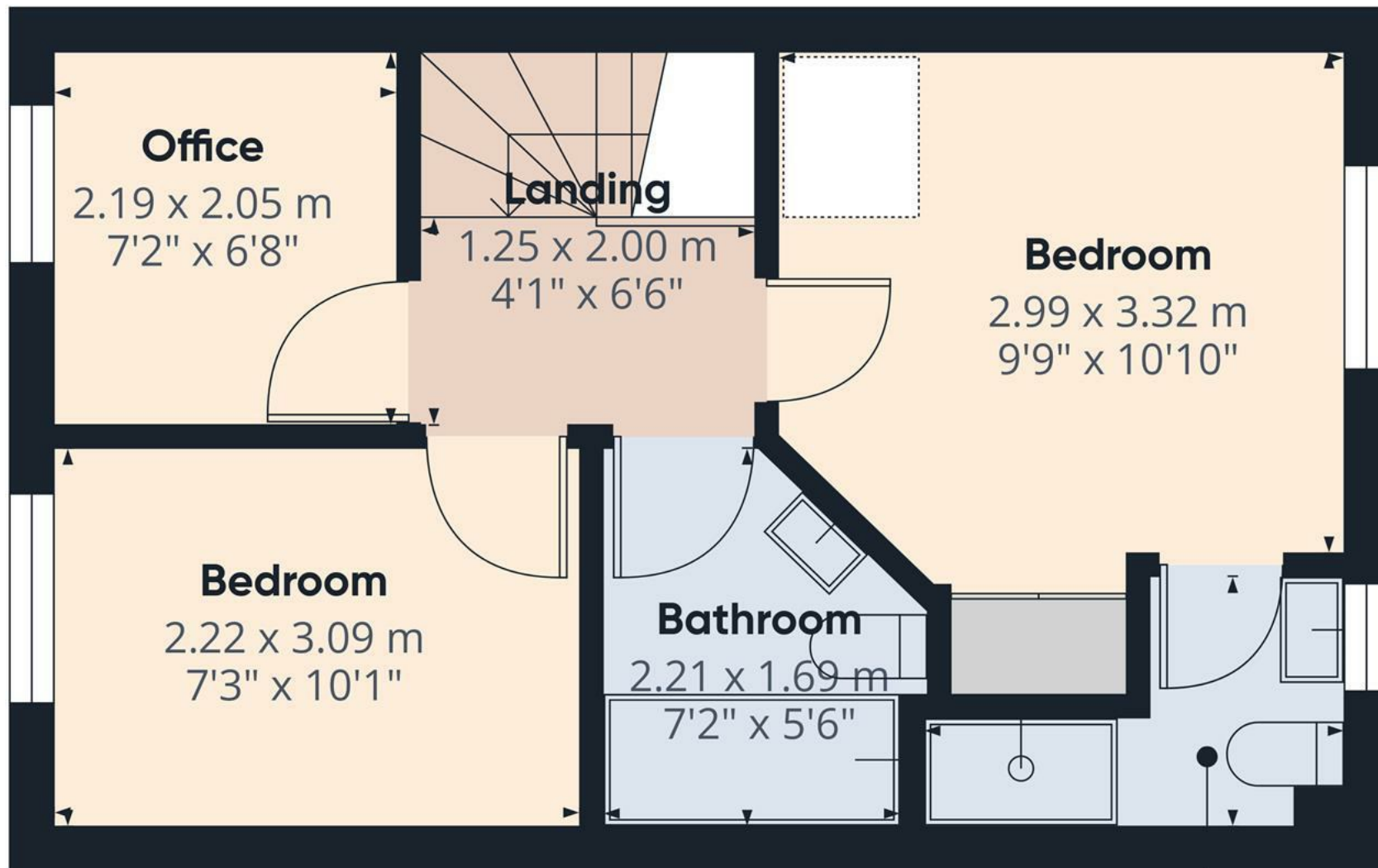
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0





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

29.8 m<sup>2</sup>

320 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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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		

England & Wales

EU Directive 2002/91/EC