





**** MODERN THREE or FOUR BEDROOM
PROPERTY OFFERING FLEXIBLE LIVING
**** Well proportioned property on a
popular development offering a hall
with guest cloakroom, fitted open plan
living and dining kitchen with doors
onto the garden and a separate family
room or study. The first floor offers a
double bedroom with en suite shower
room and a sitting room or addition
bedroom. The second floor offers 2
double bedrooms and a family
bathroom. Rear garden, drive and a
single garage.



HALL

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

CLOAKROOM

Low flush wc, wash hand basin and radiator.

FAMILY ROOM/STUDY

Upvc double glazed window and a radiator.

LIVING KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob with an extractor hood, integrated fridge freezer and plumbing for a washing machine. Radiator and double doors onto the garden.

FIRST FLOOR LANDING

Stairs to the second floor and doors to -

BEDROOM

Two upvc double glazed windows and a radiator.

EN SUITE

Shower, low flush wc, wash hand basin and a radiator.

LIVING ROOM/BEDROOM

Two upvc double glazed windows and a radiator.

SECOND FLOOR

Doors to -

BEDROOM

Sky light window and a radiator.

BEDROOM

Sky light window and a radiator.



BATHROOM

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

OUTSIDE

Side drive and a single garage. Rear garden with lawn and a paved patio.

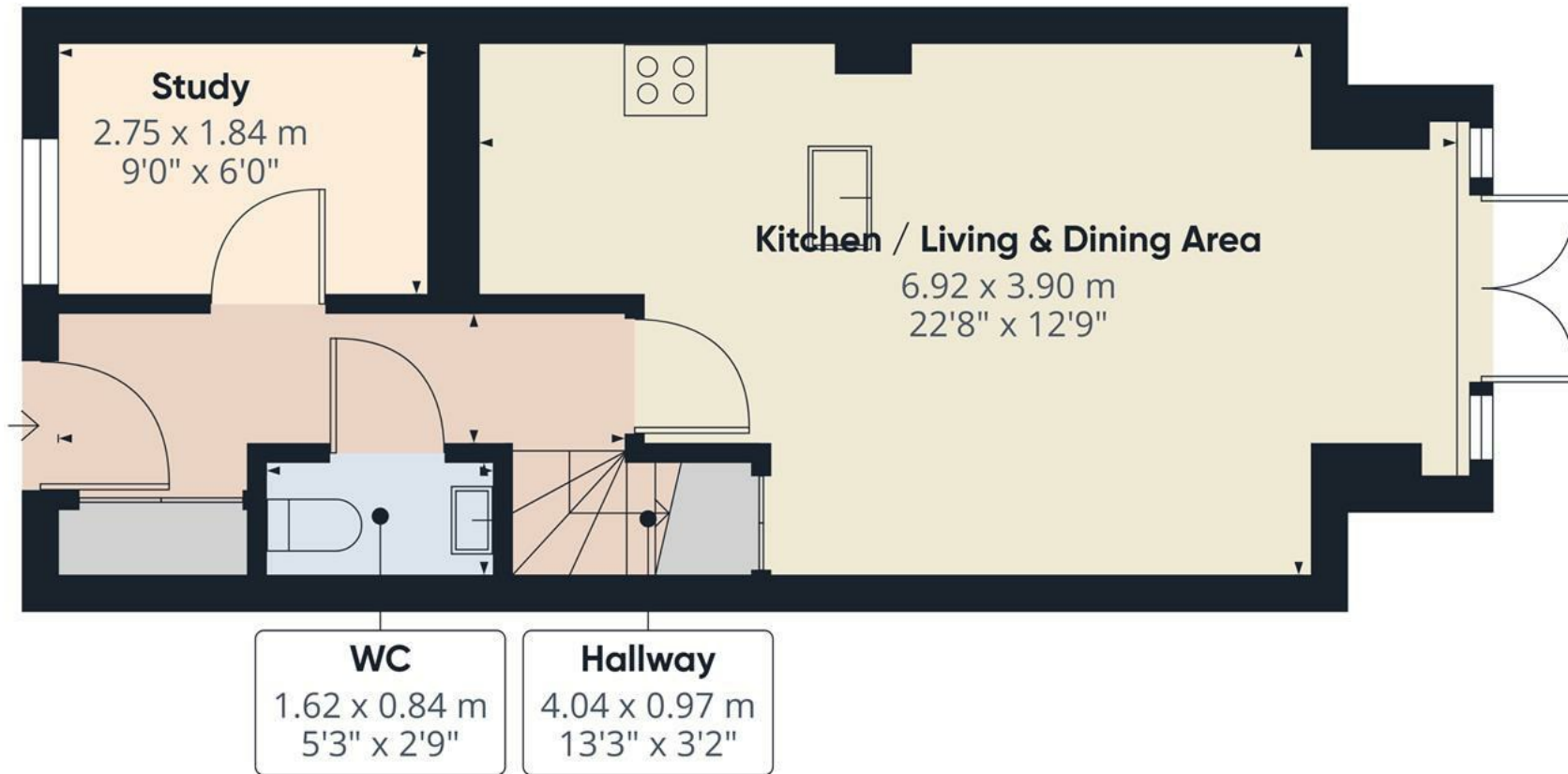












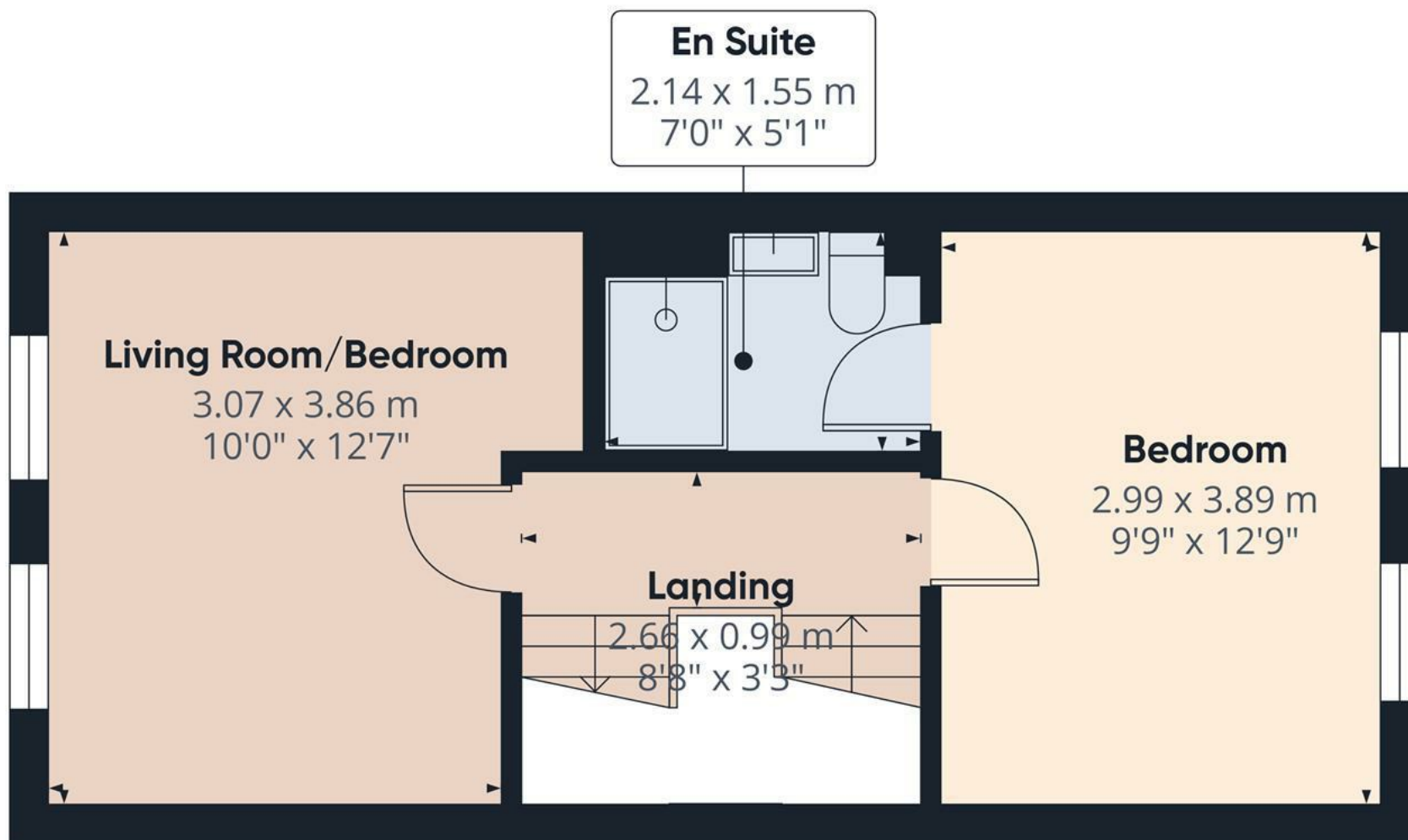
Approximate total area⁽¹⁾
35.9 m²
387 ft²

(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.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾

29.8 m²

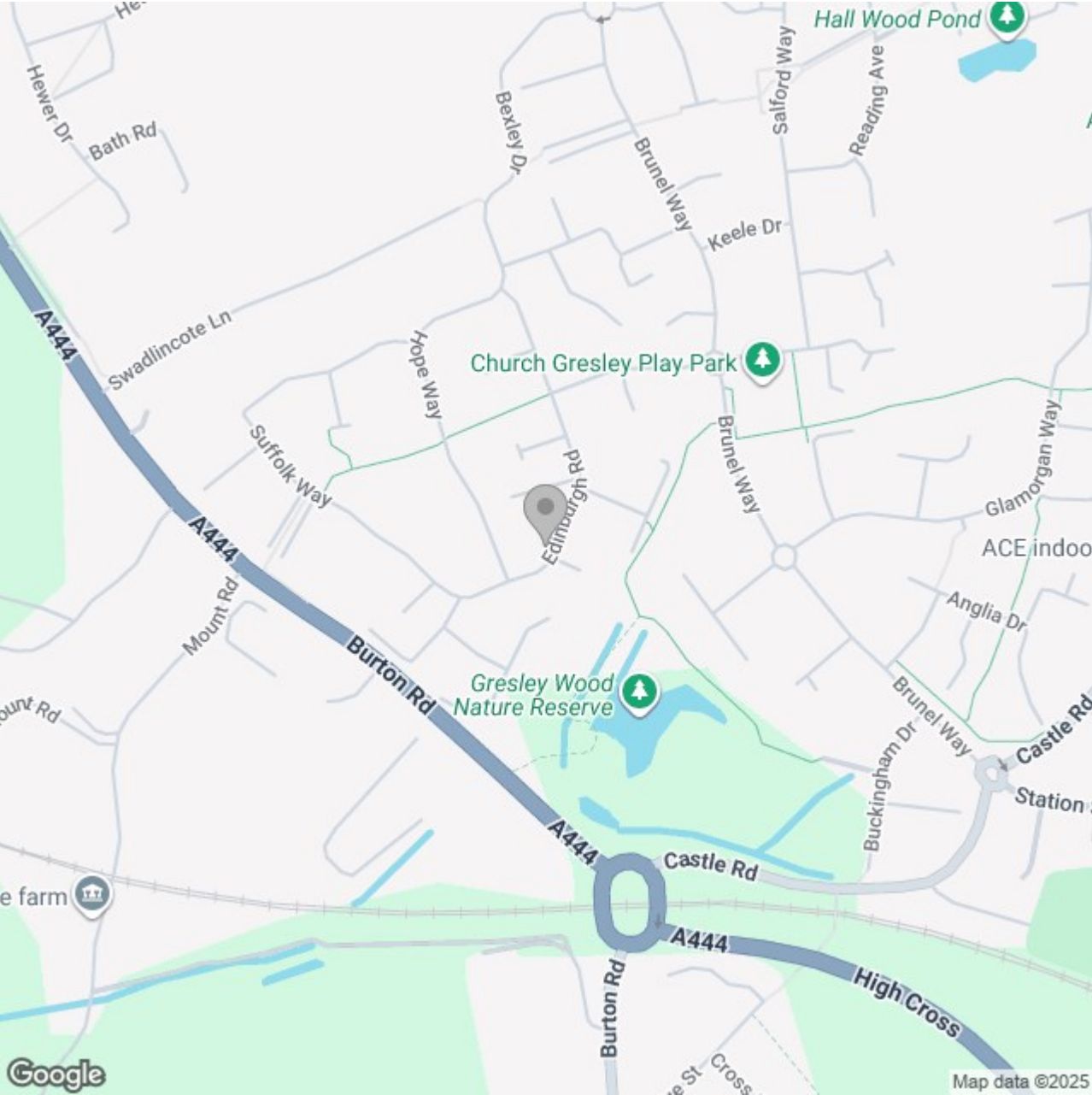
321 ft²

(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.

GIRAFFE360

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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