





**** IMPRESSIVE EXTENDED PROPERTY
 **** DETACHED DOUBLE GARAGE AND
 EXTENSIVE GARDENS **** This beautiful
 family home located in highly regarded
 position and close to excellent schools
 and a full range of local amenities. In
 brief the property offers an entrance
 hallway with a guest cloakroom,
 L"shape lounge with doors onto the
 garden. Dining room, fitted breakfast
 kitchen, utility room and a study. Three
 first floor bedrooms and a family
 bathroom. Ample parking with space for
 a motorhome or caravan. Detached
 double garage and an established rear
 garden. INTERNAL VIEWING HIGHLY
 RECOMMENDED



ENTRANCE HALL

Entrance door into the hallway with a tiled floor, two radiators, stairs to the first floor and doors to -

CLOAKROOM

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

L' SHAPE LOUNGE

A good sized L shaped room with a feature fireplace, radiators, upvc double glazed windows and doors onto the garden.

DINING ROOM

UPVC double glazed double doors to the side, cast-iron style radiator and a door to the kitchen.

KITCHEN

Fitted wall mounted, base and drawer unit with work surfaces and a sink and drainer unit. Space for range style cooker with fitted extractor fan space for a fridge freezer, radiator, double glazed window to the front and side elevations and a door to the garden.

UTILITY ROOM

Work surface, plumbing and space for a washing machine and a dishwasher, space for a tumble dryer, fitted cupboards, storage cupboard and a radiator, double glazed window.

STUDY

Double glazed window and a radiator.

FIRST FLOOR LANDING

Loft access with pull down ladder, upvc double glazed stain glass window to the side elevation and doors to -



BEDROOM 1

Fitted wardrobes, cast-iron style radiator and a upvc double glazed window overlooking the garden.

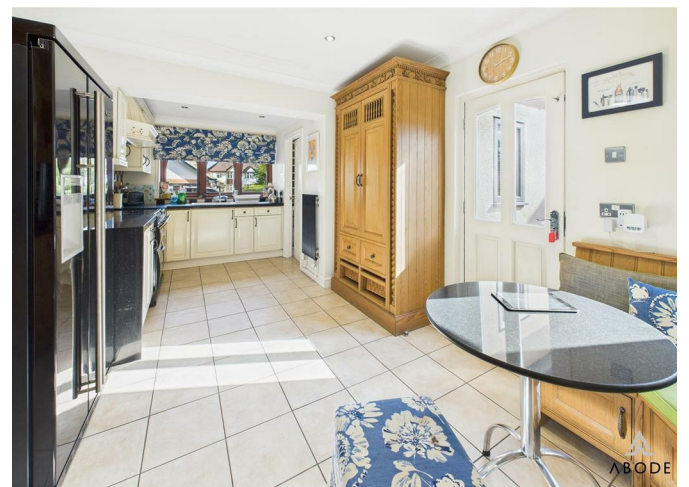
BEDROOM 2

Upvc double glazed window overlooking the garden and a radiator.

BEDROOM 3

Double glazed window to the front elevation and a radiator, storage cupboard.





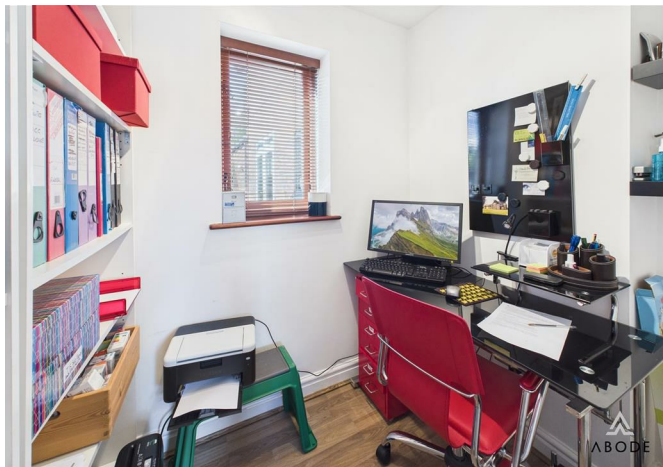


BATHROOM

Corner shower cubicle, bath, vanity sink unit with wash hand basin and storage cupboard under, low flush WC, chrome ladder style radiator and two double glazed windows.

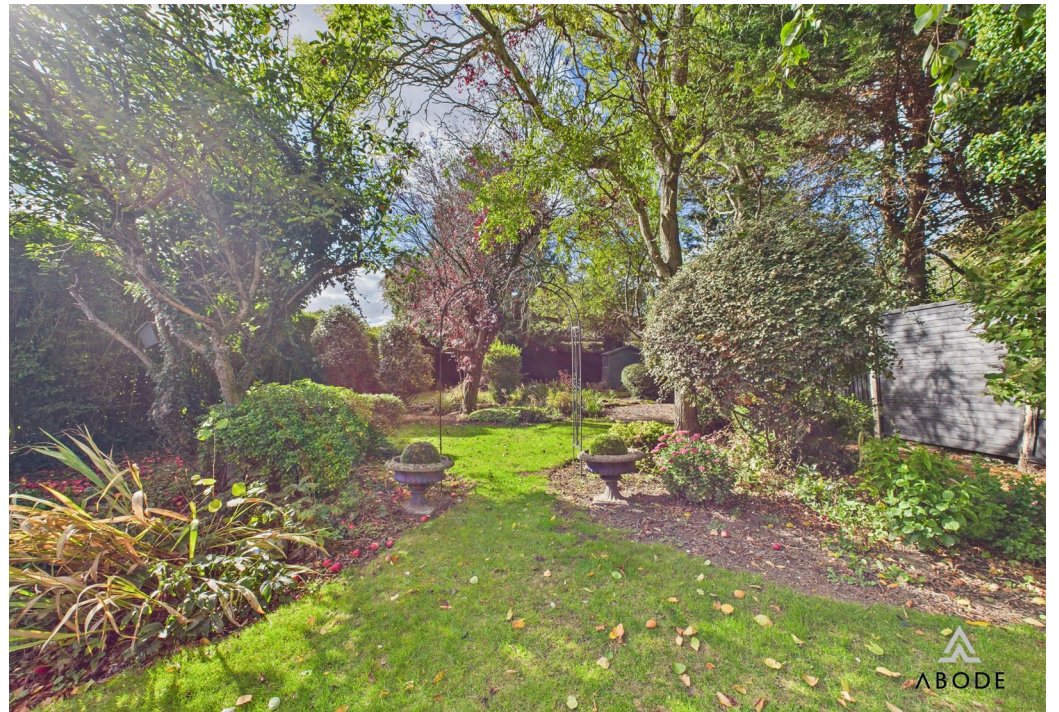
OUTSIDE

Long driveway offering ample parking and space for a motorhome or caravan, detached double garage with two up and over doors. Side gated access to the enclosed rear garden offering a good size lawn well established borders, shrubs and trees. Seating areas and a garden shed.

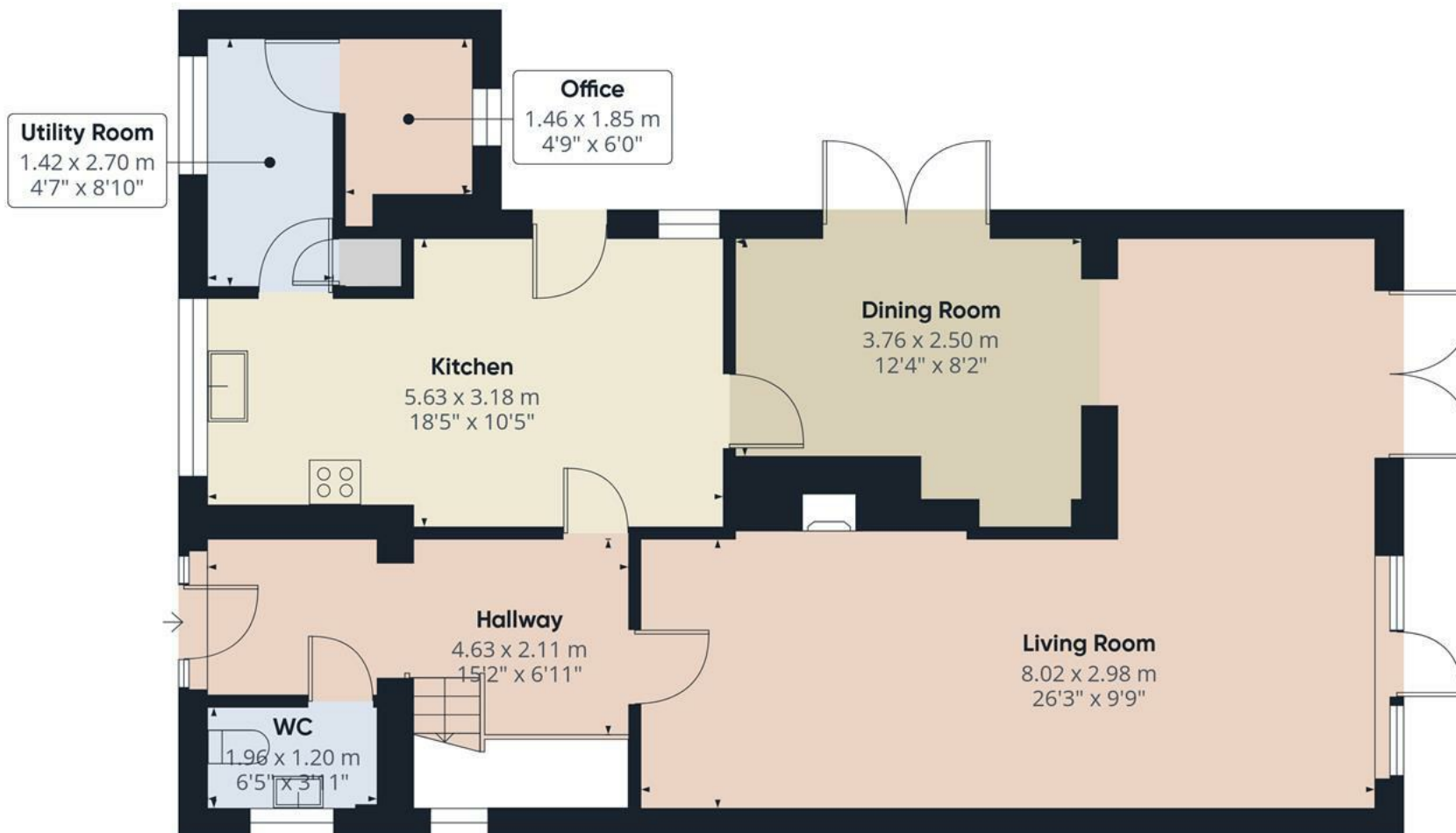












Approximate total area⁽¹⁾

82.5 m²

888 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⁾

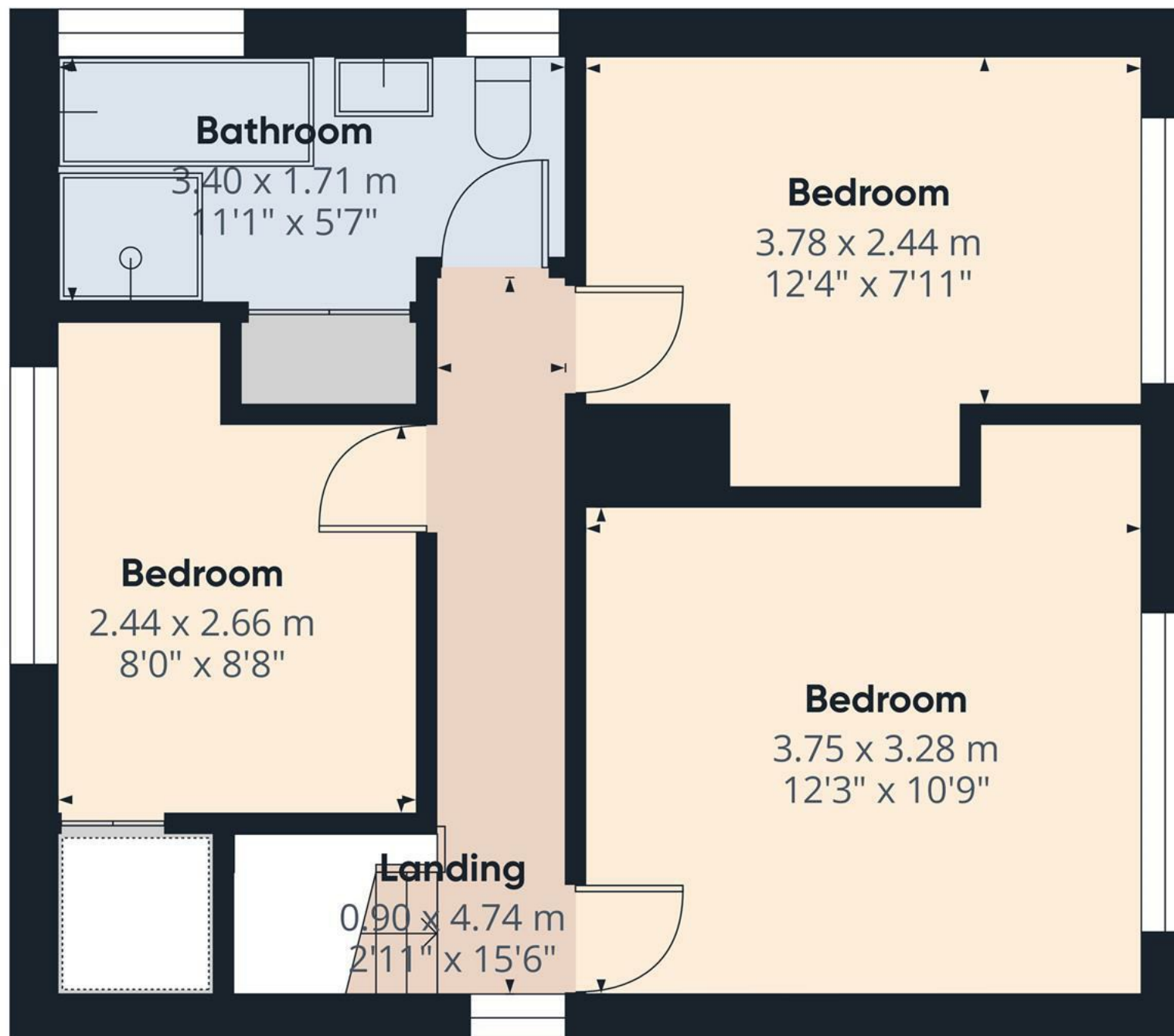
41.4 m²

446 ft²

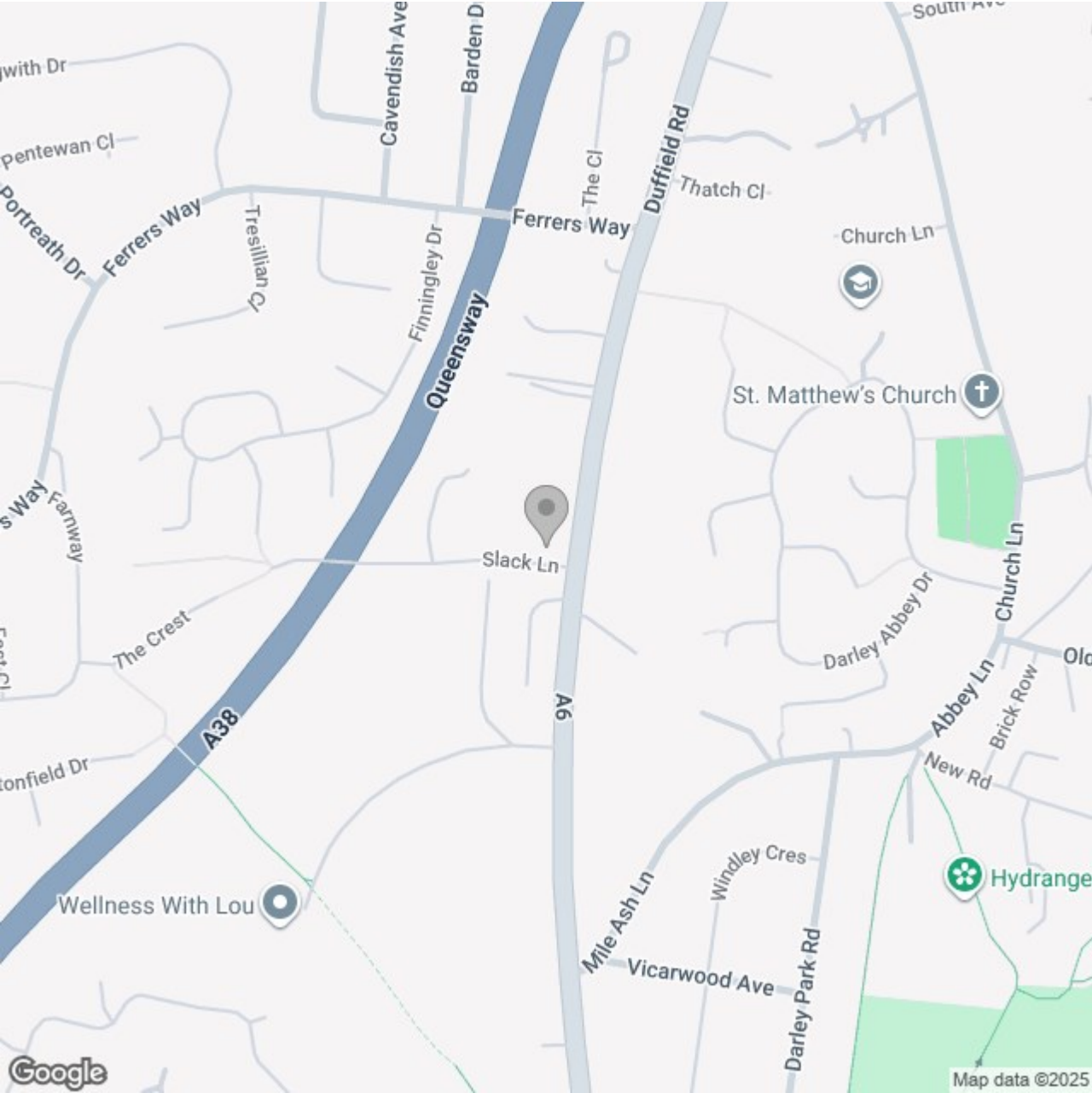
(1) Excluding balconies and terraces

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