







\*\*\*\* GOOD SIZE & IMMACULATE  
LANDSCAPED GARDEN \*\*\*\* LOCATED IN  
THE HIGHLY REGARDED VILLAGE OF  
WORTHINGTON \*\*\*\* Stunning semi  
detached property offering a hall, guest  
cloakroom, fitted kitchen open through  
to a lounge diner. Three double  
bedrooms, en suite shower room and a  
family bathroom. Front and rear  
gardens and a side drive. INTERNAL  
VIEWING HIGHLY RECOMMENDED





## HALL

Entrance door into the hall with stairs to the first floor, under stairs storage cupboards, radiator, upvc double glazed window.

## CLOAKROOM

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

## KITCHEN

High specification kitchen offering wall mounted, base and drawer units with work surfaces and a sink unit. Fitted Bosch electric oven and hob with extractor, integrated fridge freezer, plumbing and space for a washing machine. Upvc double glazed window, tiled floor and open through to the lounge diner.

## LOUNGE DINER

Upvc double glazed window and double doors onto the garden, three radiators and a contemporary electric wall mounted feature fire.

## FIRST FLOOR LANDING

Storage cupboard, upvc double glazed window and doors to -

## BEDROOM 1

Fitted bedroom furniture, radiator and upvc double glazed window.

## EN SUITE

Walk-in shower, wash hand basin, low flush wc, chrome ladder style radiator and a upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and a radiator.



## BEDROOM 3

Upvc double glazed window and a radiator.

## BATHROOM

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

## OUTSIDE

Front walled garden, side double width drive. Gated access to the enclosed west facing rear garden offering a paved patio, steps to a good size lawn, garden shed with power

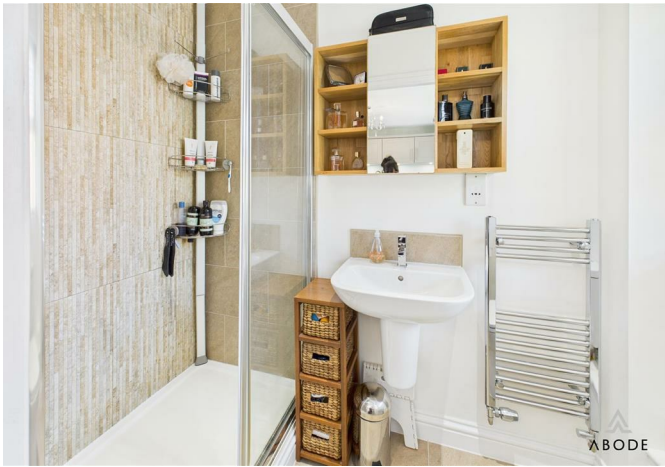








and light. Outside tap and electrical sockets, garden lighting.







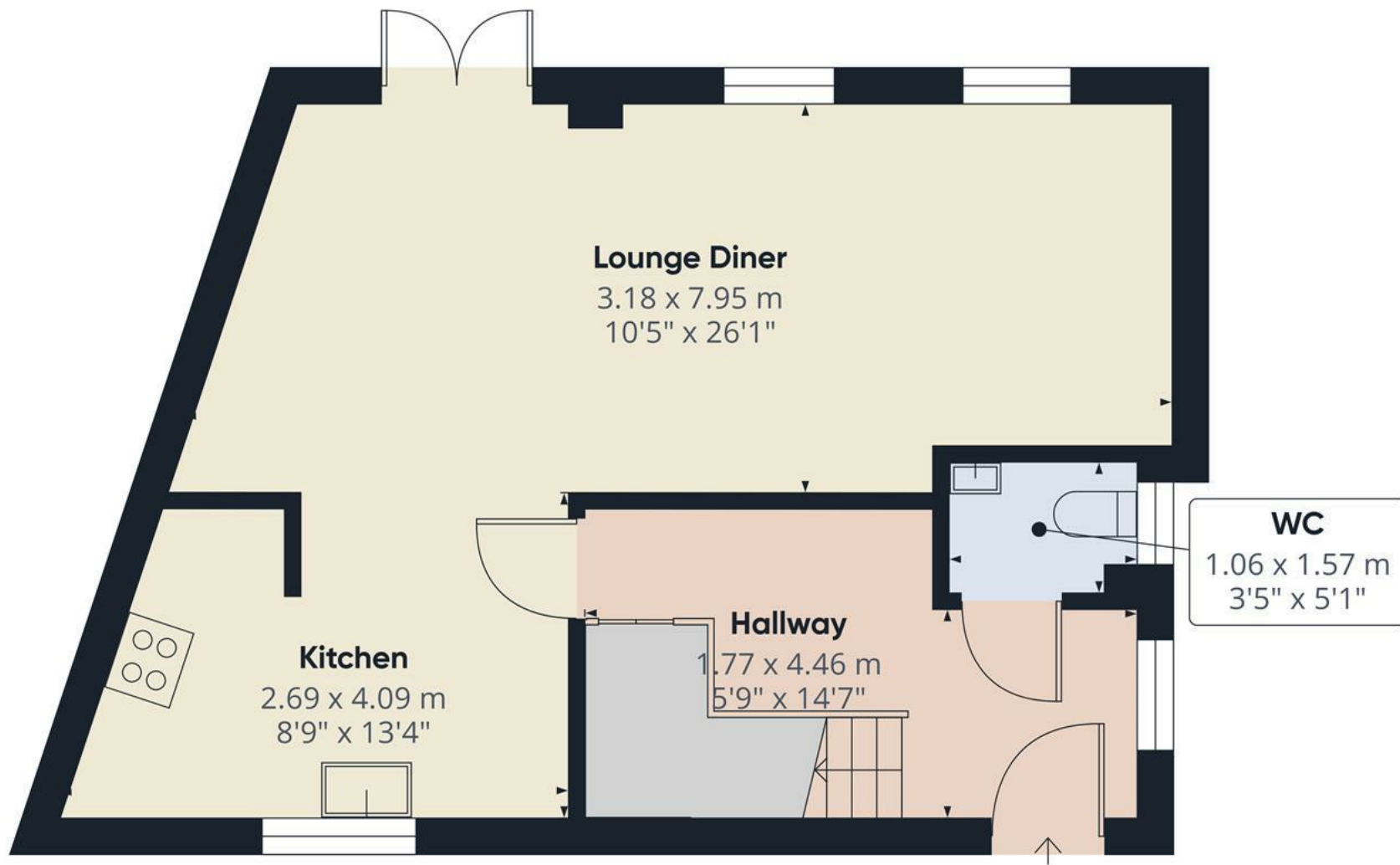












Approximate total area<sup>(1)</sup>

46.1 m<sup>2</sup>

496 ft<sup>2</sup>

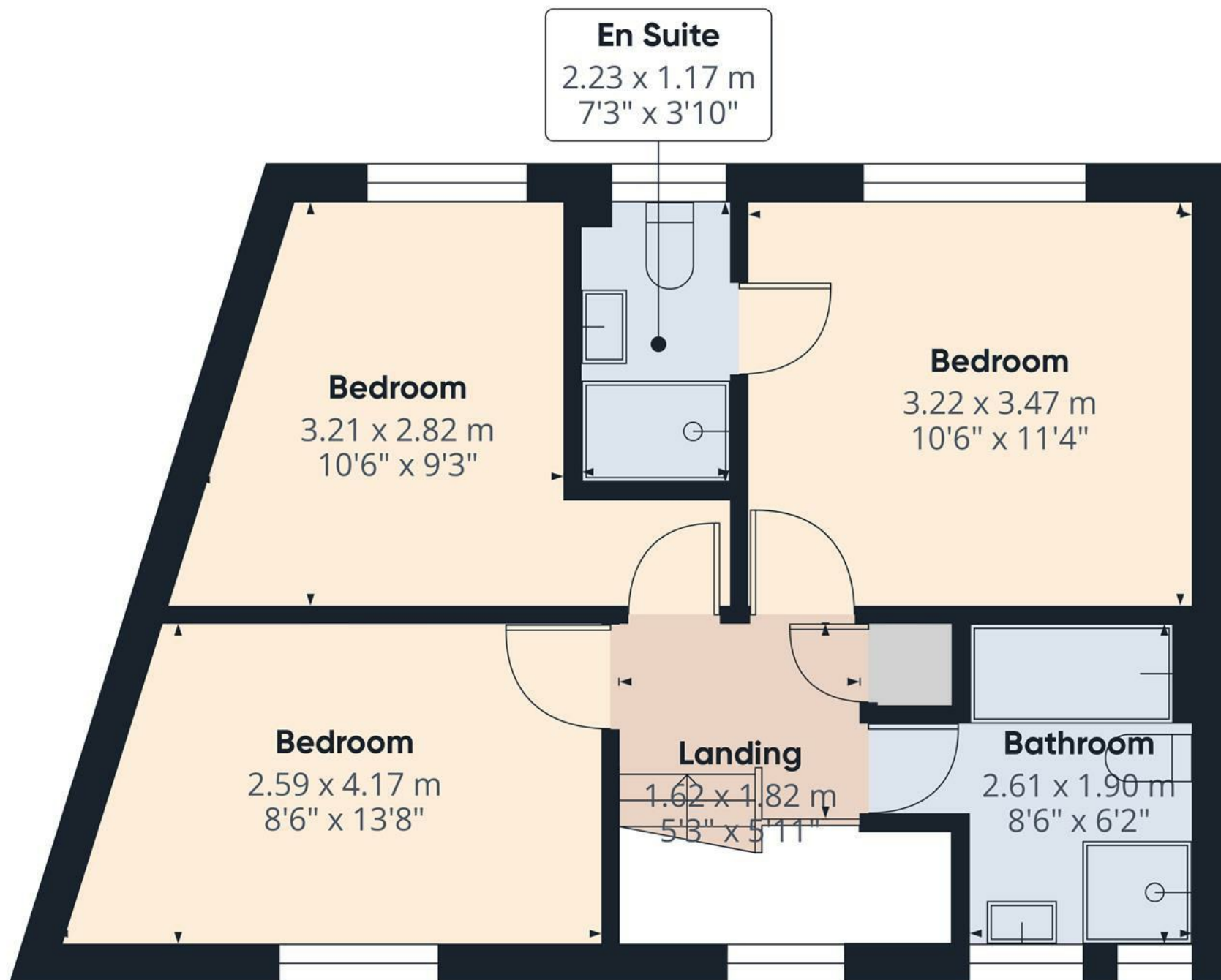
(1) Excluding balconies and terraces

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





Floor 1

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

41.3 m<sup>2</sup>

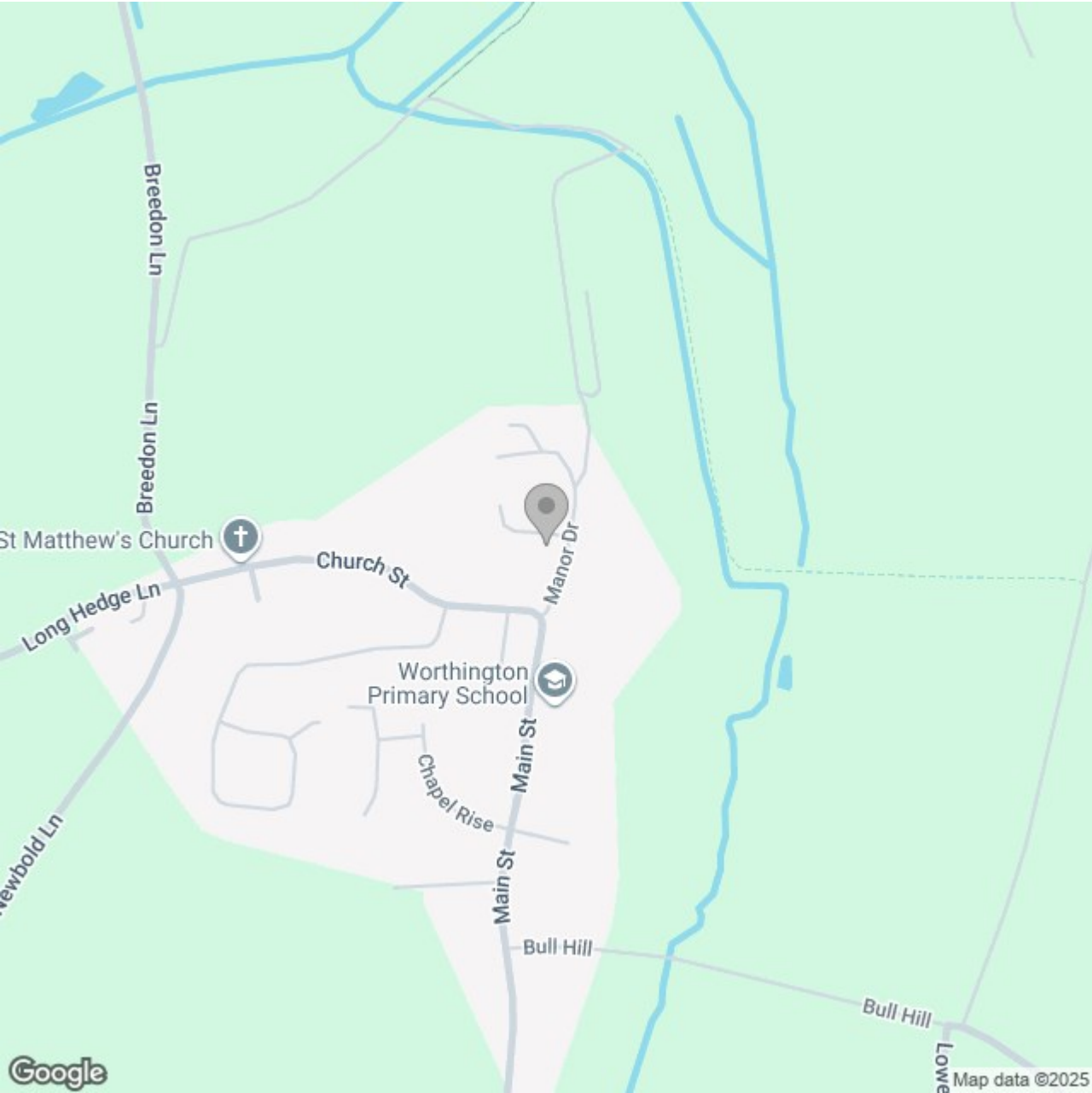
443 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	78	
(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 