





**** 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

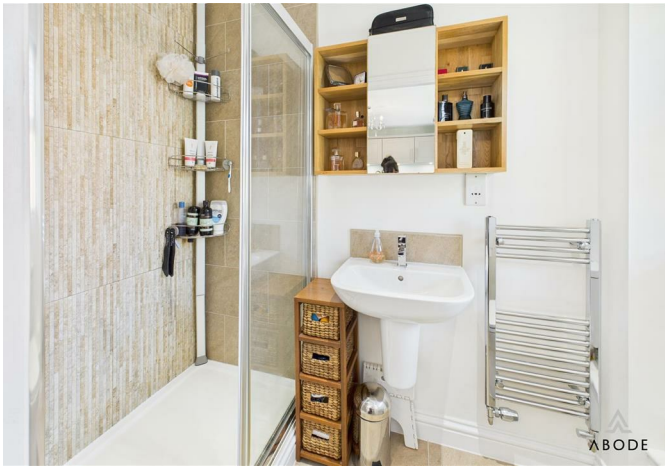
Front walled garden, side double width drive. Gated access to the enclosed west facing rear garden offering a paved patio, steps to a good size lawn, garden shed with power





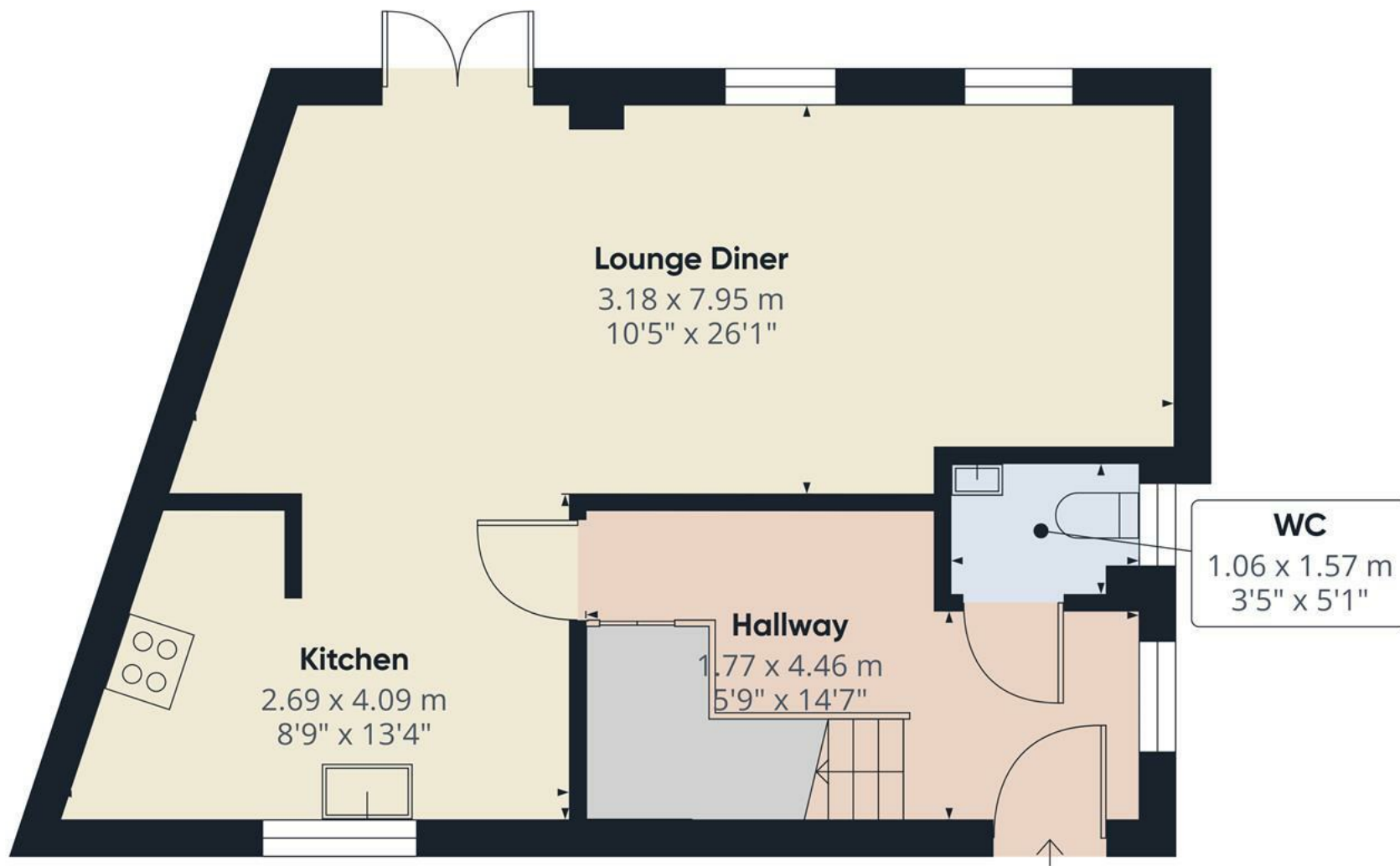


and light. Outside tap and electrical sockets, garden lighting.









Approximate total area⁽¹⁾

46.1 m²

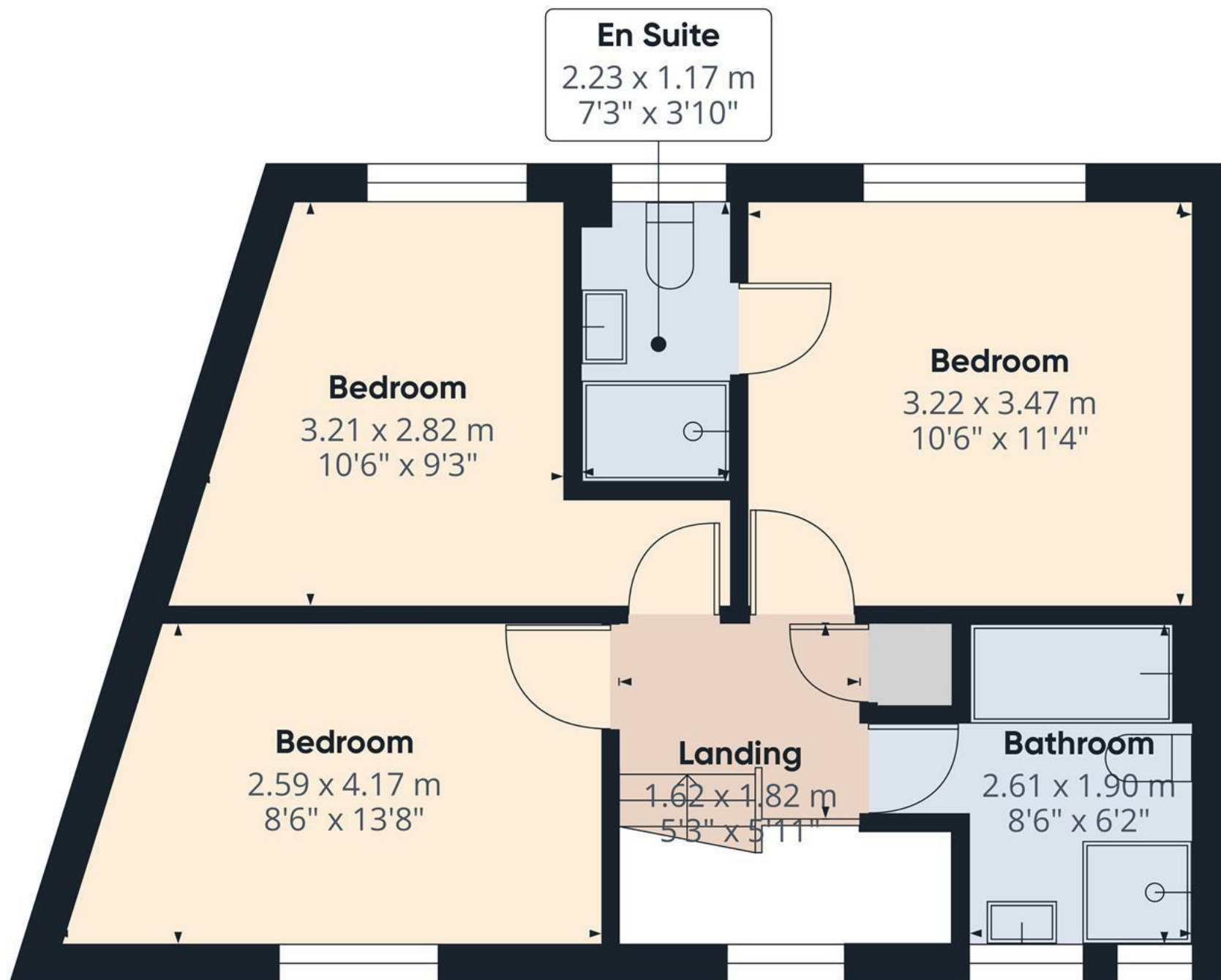
496 ft²

(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.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

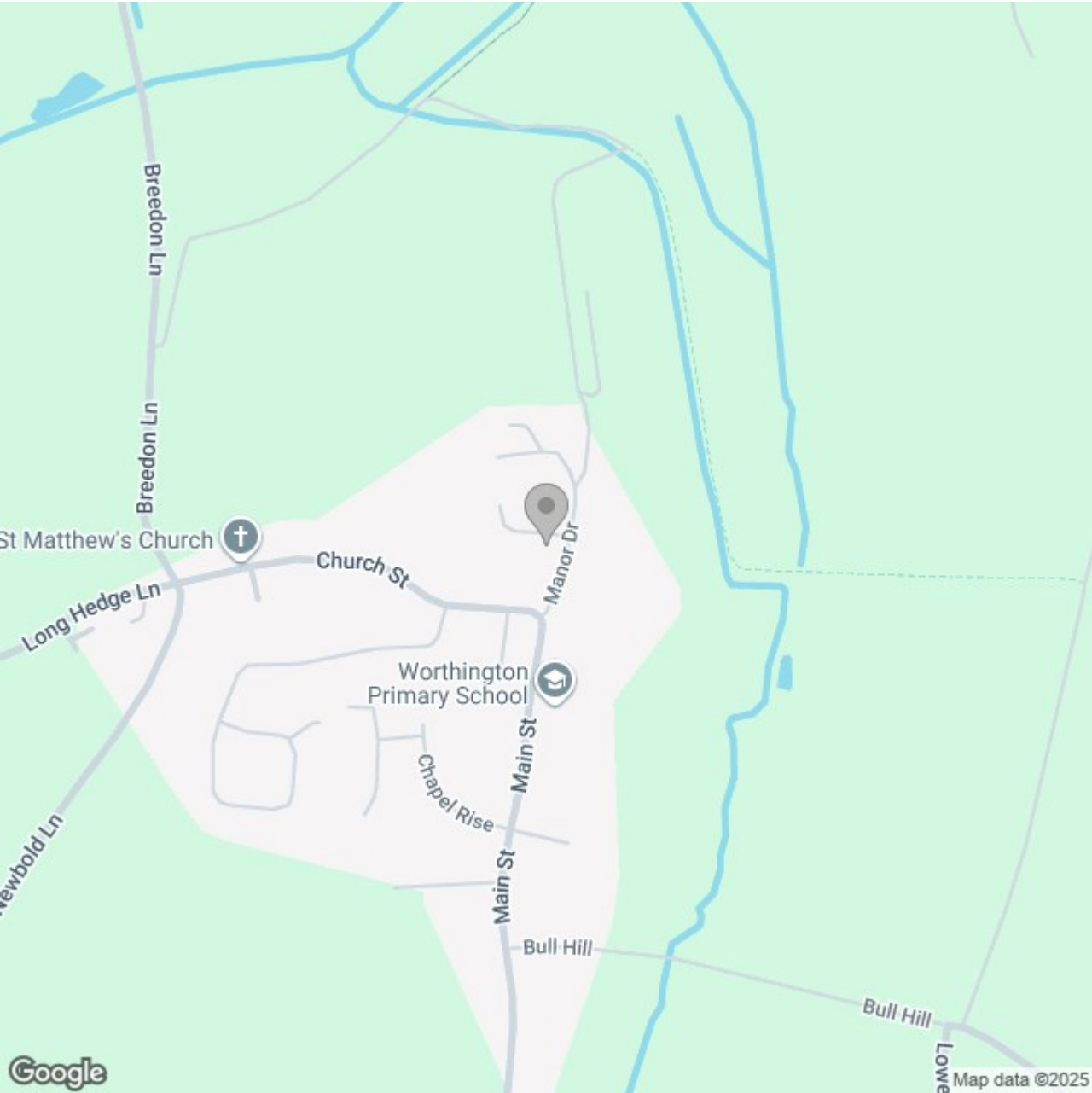
41.3 m²

443 ft²

(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 	