





**** FOUR BEDROOMS & TWO EN SUITES

**** Modern three storey detached property offering a hall, lounge with bay window, fitted dining kitchen with doors onto the rear garden. The first floor offers three bedrooms, en suite shower room and a family bathroom, the second floor offers the master bedroom with en suite shower room. Enclosed rear garden, side drive and a single garage. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.



HALL

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

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Upvc double glazed bay window to the front and a radiator.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted electric double oven and gas hob with extractor, plumbing and spaces for a washing machine and dishwasher, space for a fridge freezer. Upvc double glazed window and doors onto the garden, and two radiators.

FIRST FLOOR LANDING

Stairs to the second floor and doors to -

BEDROOM

Upvc double glazed window and a radiator.

EN SUITE

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

BEDROOM

Upvc double glazed window and a radiator.

BEDROOM

Upvc double glazed window and a radiator.

SECOND FLOOR LANDING

Door to -



MASTER BEDROOM

Sky light window to the rear and a upvc double glazed window. to the front, radiator and wardrobes.

EN SUITE

Shower, low flush wc wash hand basin and radiator.

OUTSIDE

Side drive down to a single garage. Gated access into an enclosed rear garden offering a lawn and paved patio.

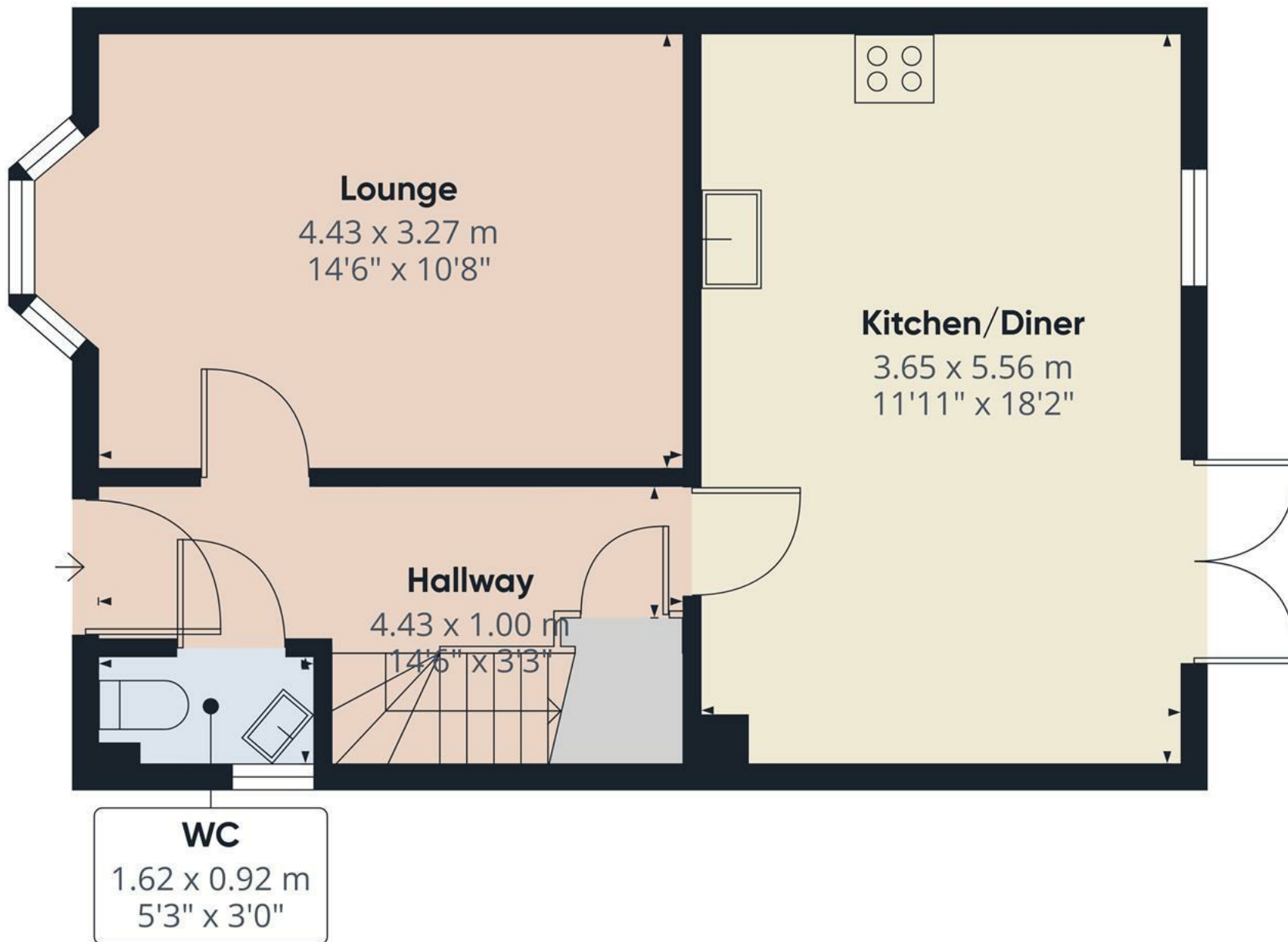












Approximate total area⁽¹⁾

45.4 m²

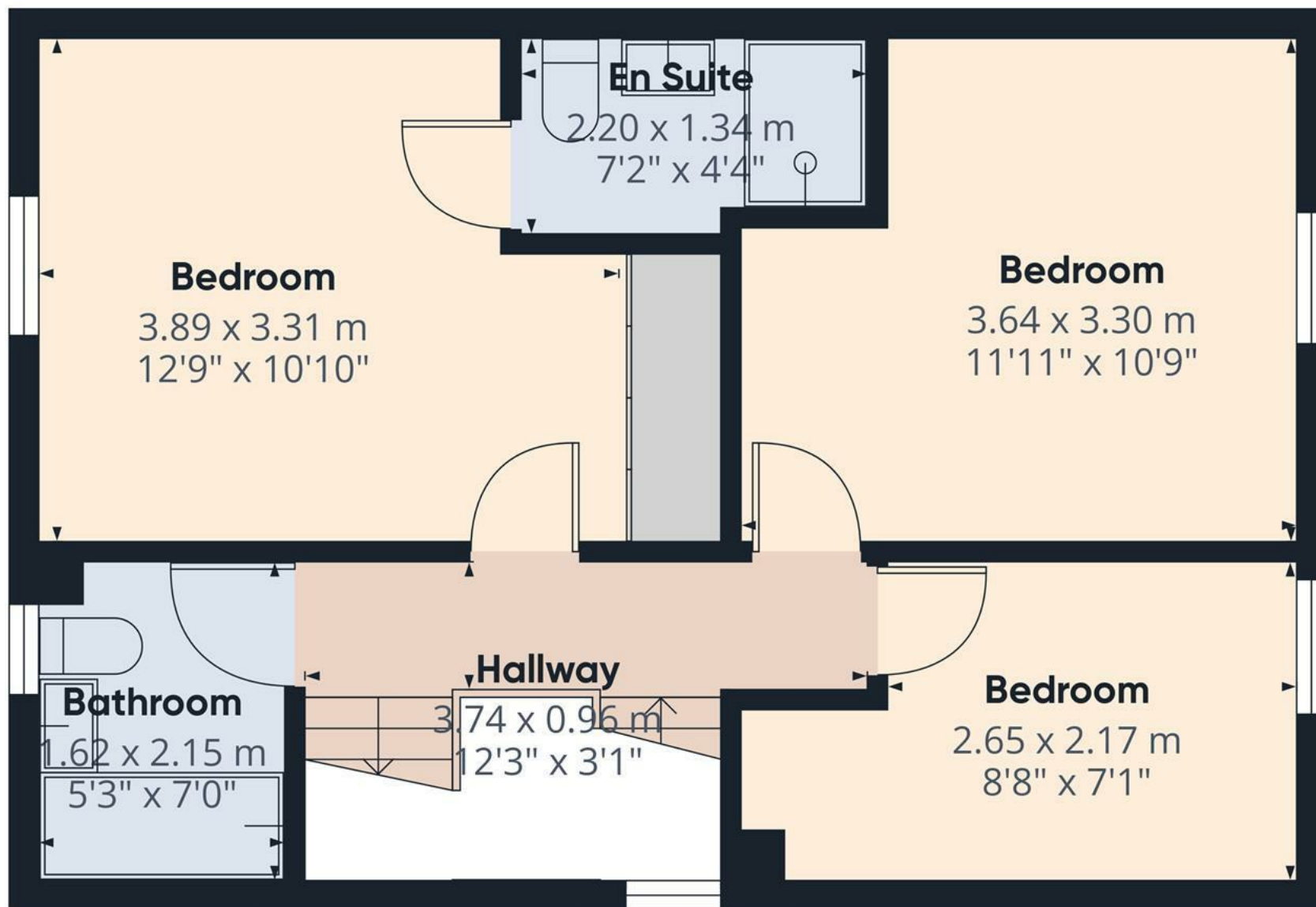
489 ft²

(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



Floor 1

Approximate total area⁽¹⁾

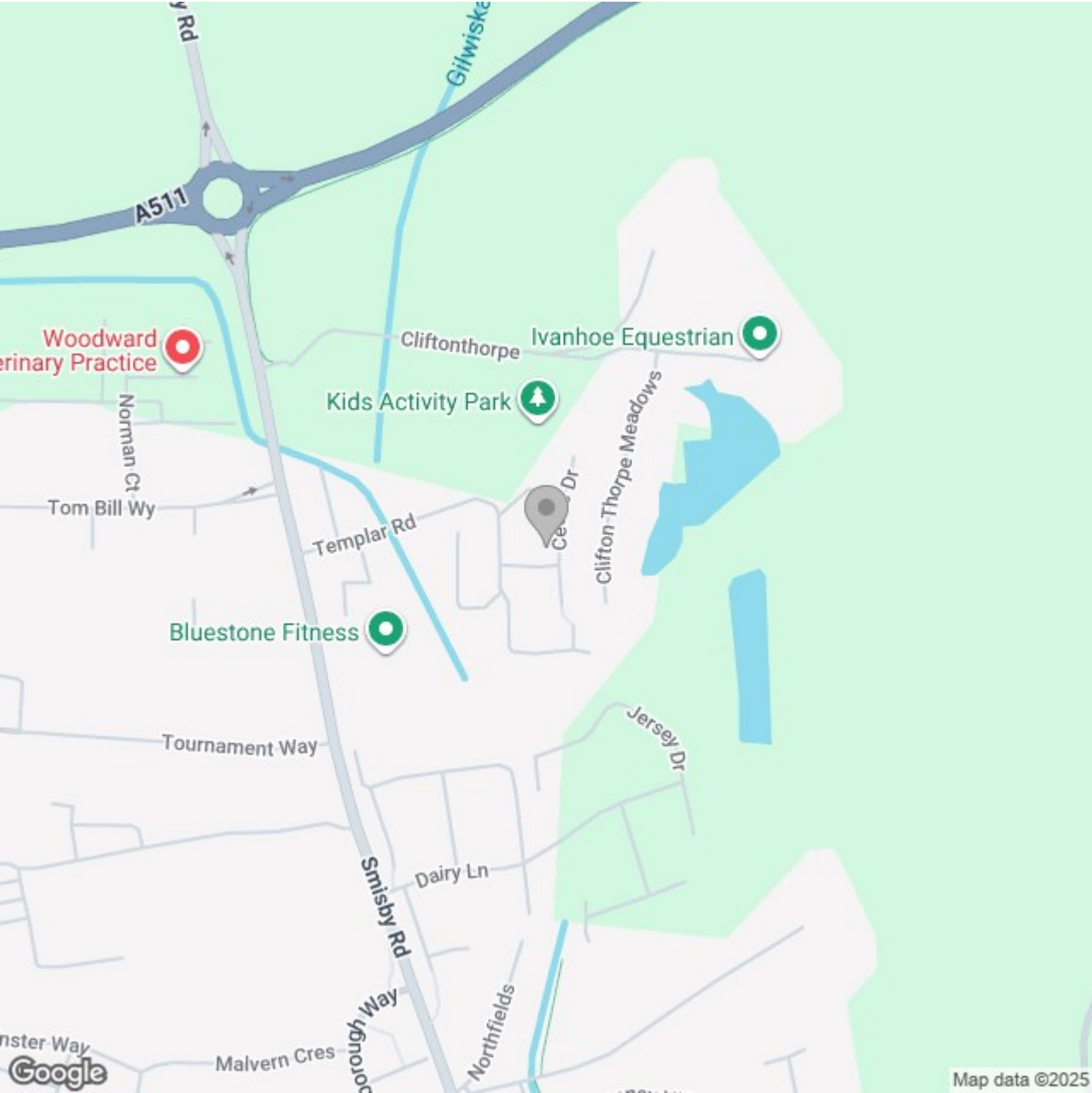
40.6 m²

437 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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