



for sale,
Frank Innes

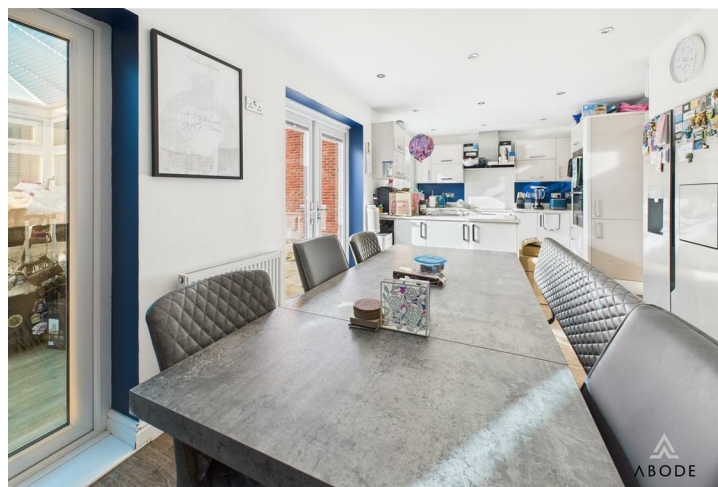
FP69 ACJ



**** CONSERVATORY **** NO CHAIN ****

This is a well proportioned detached family home offering a hall with guest cloakroom, lounge, fitted dining kitchen with utility room and a conservatory.

The first floor offers 4 bedrooms, en suite shower room and a family bathroom. Enclosed garden, side 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.

LOUNGE

Upvc double glazed window, feature fireplace, radiator.

KITCHEN DINER

Fitted units with work surfaces and a sink unit. Fitted double oven and hob with extractor, integrated dishwasher. Upvc double glazed doors onto the garden and into the conservatory, radiator and upvc double glazed window to the rear.

CONSERVATORY

Brick base and upvc double glazed window and doors onto the garden.

UTILITY ROOM

Fitted cupboards, work surfaces, sink drainer unit, plumbing and space for a washing machine, radiator and door to the side.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

EN SUITE

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



BEDROOM 2

Wardrobes, upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

Upvc double glazed window and radiator.



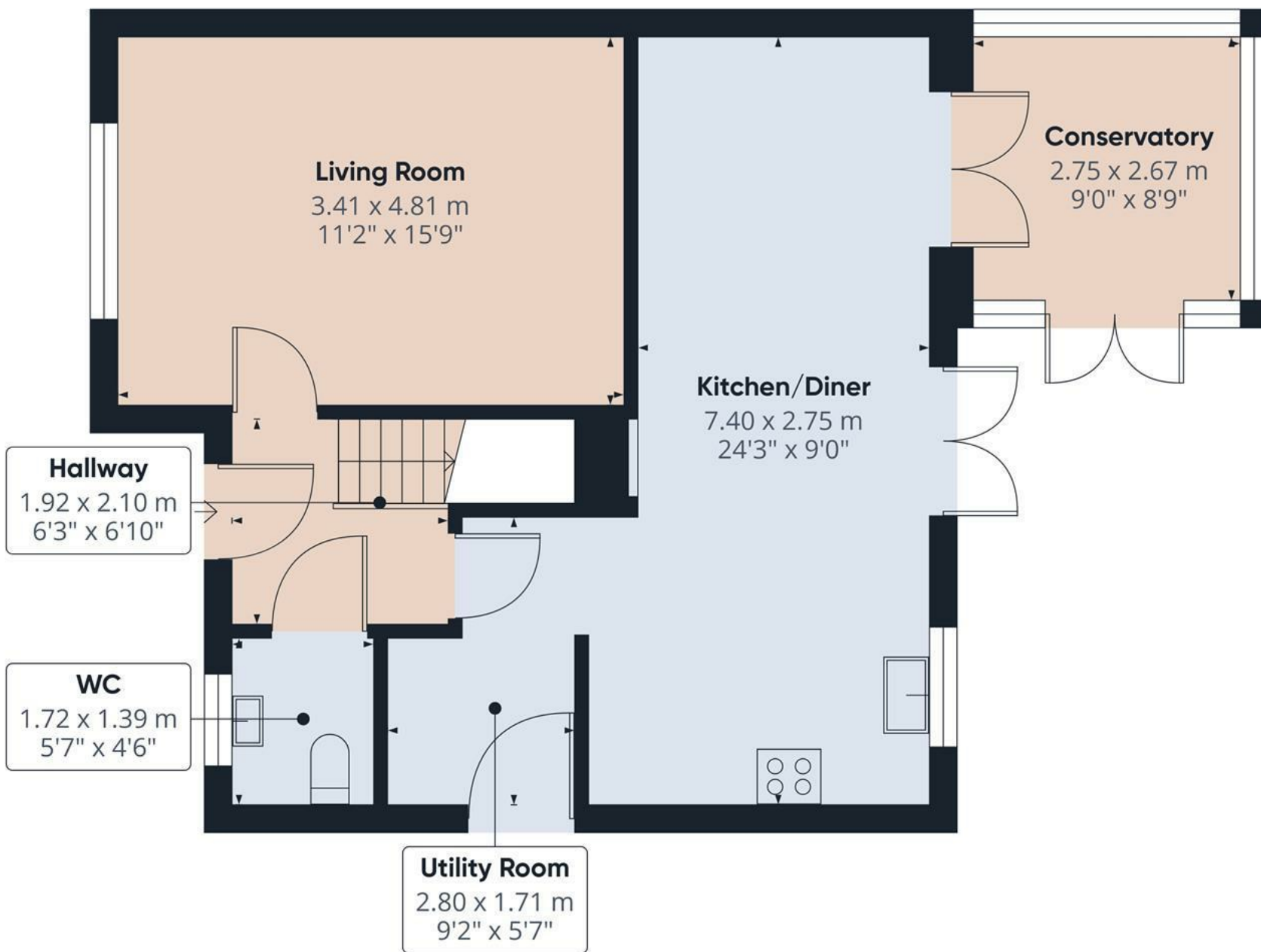


BATHROOM

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

OUTSIDE

Side drive down to a single garage. Enclosed rear garden with paved patio and artificial lawn.



Approximate total area⁽¹⁾

59.8 m²

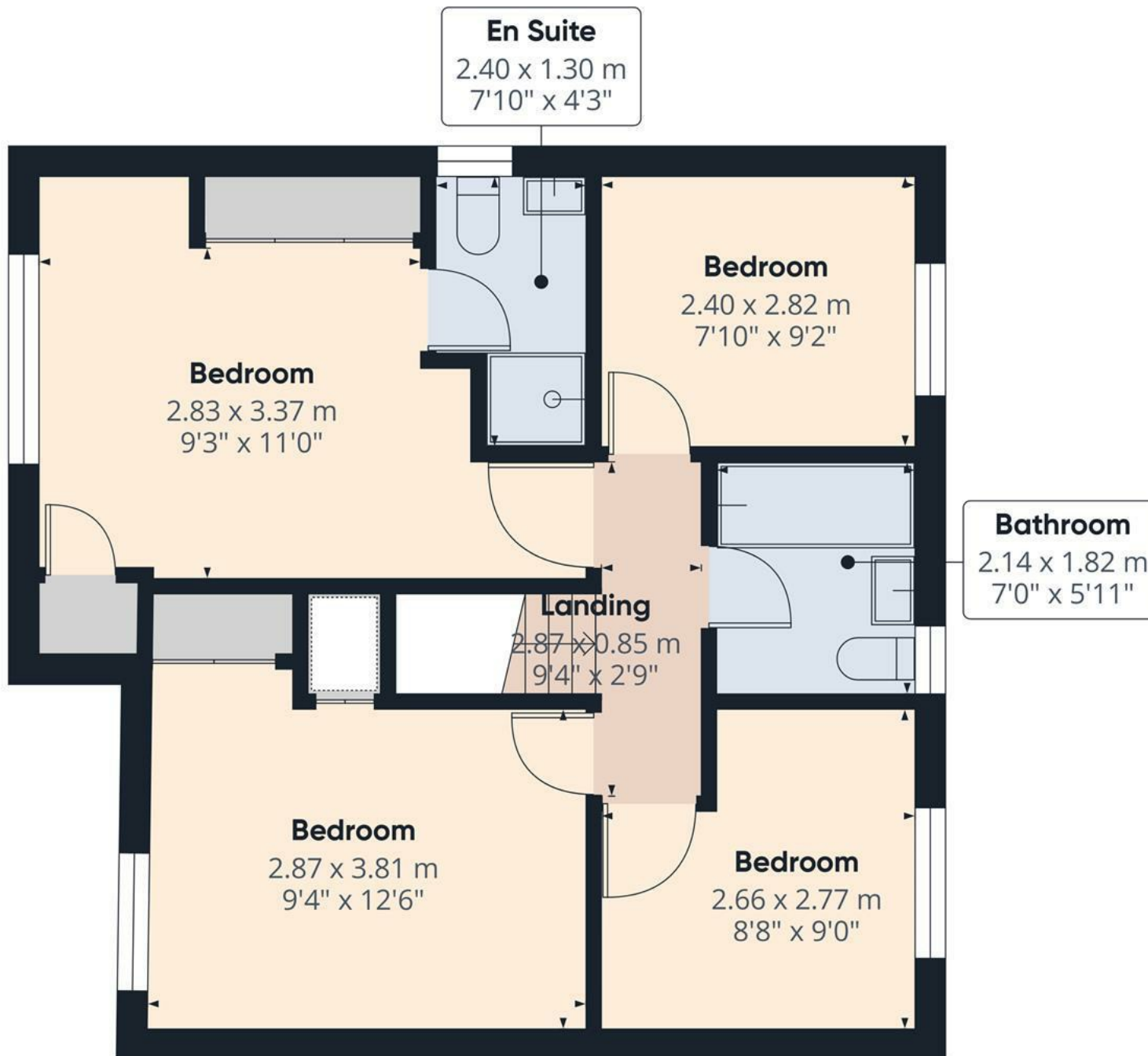
645 ft²

(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

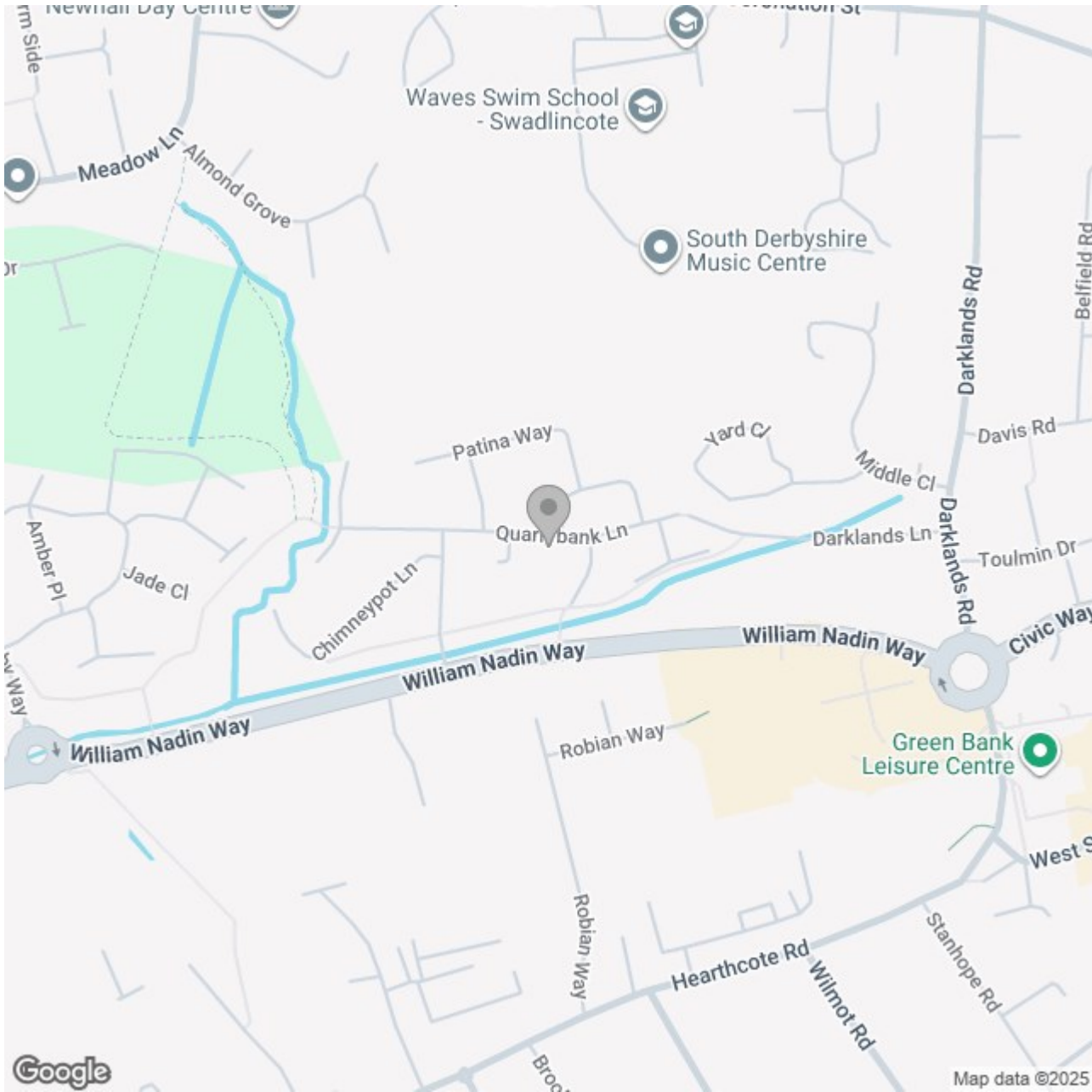
Approximate total area⁽¹⁾

48.1 m²
518 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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 	