





**\*\*\*\* IMPRESSIVE AND  
UPGRADED DETACHED  
PROPERTY WITH SOUTH  
FACING GARDEN \*\*\*\***

Immaculate 921 square foot home offering a hall with guest Cloakroom, lounge with bay window and doors onto the garden. Fitted dining kitchen with built in appliances and doors onto the garden. Three bedrooms, master with en suite and wardrobes and a family bathroom. Good size, south facing corner plot with landscaped gardens, rear drive and a single garage. **INTERNAL VIEWING IS HIGHLY RECOMMENDED.**



## HALL

Entrance door into the hall with stairs to the first floor, radiator, Karndene flooring, under stairs storage cupboard and doors to -

## CLOAKROOM

5'3 x 3'1

Porcelain tiled floor, low flush wc, wash hand basin, radiator, upvc double glazed window and half tiled walls.

## LOUNGE

10'1 x 1'11

Upvc double glazed window to the front, bay to the side and double doors onto the garden, all with fitted fly shutters, radiator.

## KITCHEN DINER

diner 8'5 x 9'10 plus kitchen 8'5 x 8'1

Fitted wall mounted, base and drawers units with work surfaces and a sink and drainer unit. Fitted electric double oven with a gas hob and extractor hood. Integrated fridge, freezer, plumbing and space for a washing machine. Upvc double glazed window to the front, double doors onto the garden both fitted with fly shutters, radiator and porcelain tiled floor.

## FIRST FLOOR LANDING

Upvc double glazed window, loft access, airing cupboard and doors to -

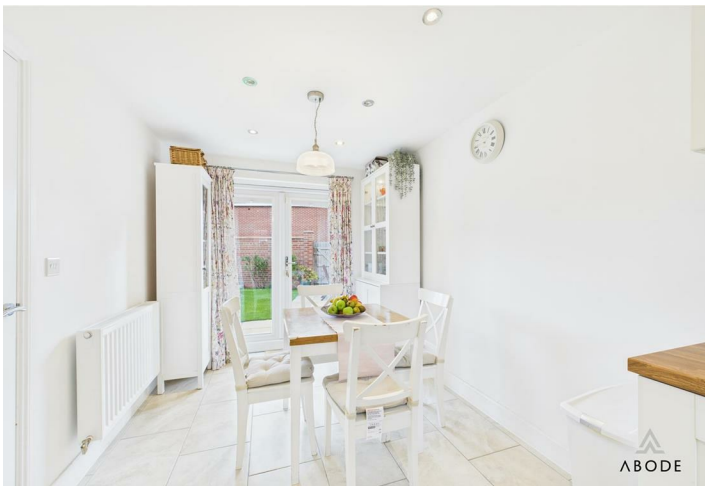


## BEDROOM I

10'4 x 11'3

Fitted wardrobes, upvc double glazed windows, Karndene flooring radiator, Karndene flooring and door to -







## EN SUITE

6'4 x 5'7

Double shower cubicle, wash hand basin, low flush wc, chrome ladder style radiator, upvc double glazed window and tiled walls and floor.

## BEDROOM 2

8'6 x 9'5

Upvc double glazed window, Karndene flooring and radiator.

## BEDROOM 3

8'6 x 6'1

Upvc double glazed window, Karndene flooring and radiator.



## BATHROOM

6'9 x 6'3

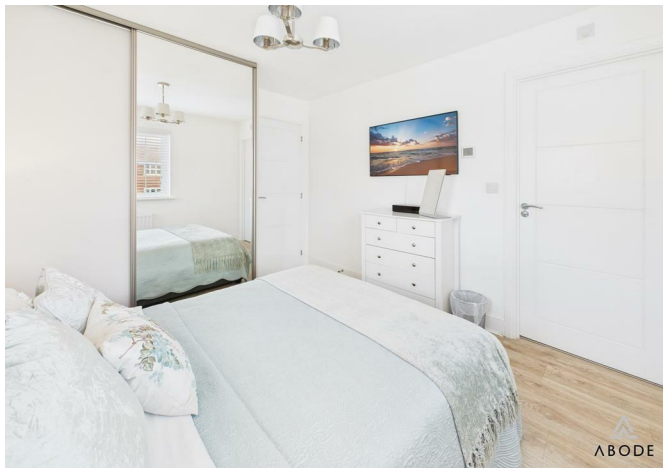
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

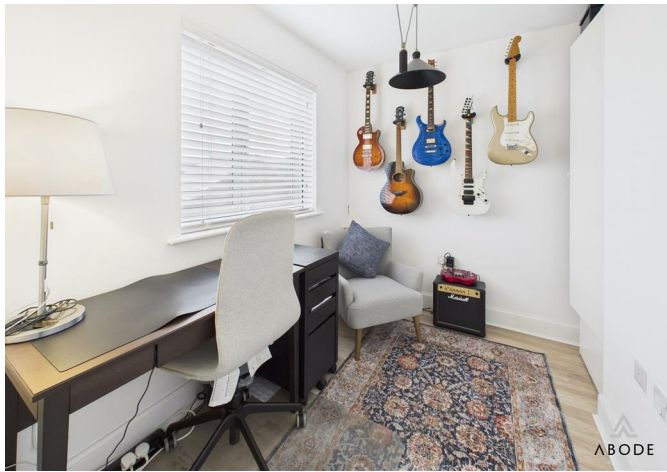
## OUTSIDE

Front garden of shrubs. Rear drive for 2 cars and a single garage with up and over door, power and lights. Rear gate into an enclosed and landscaped rear garden offering a lawn, and extended paved seating areas, 2 external power sockets and 4 external upgraded PIR light.

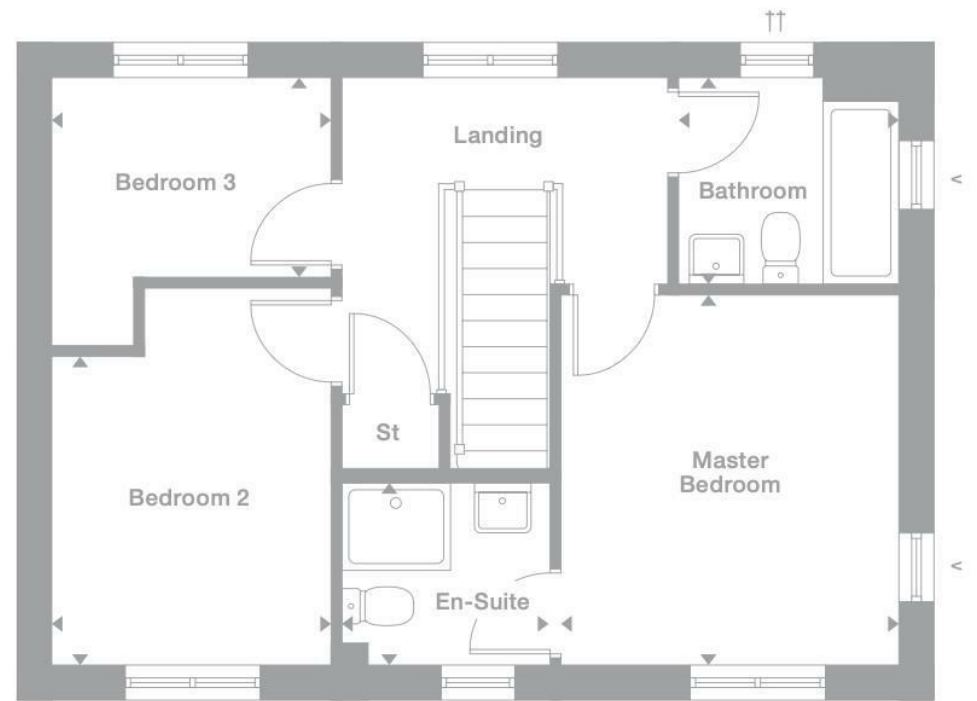
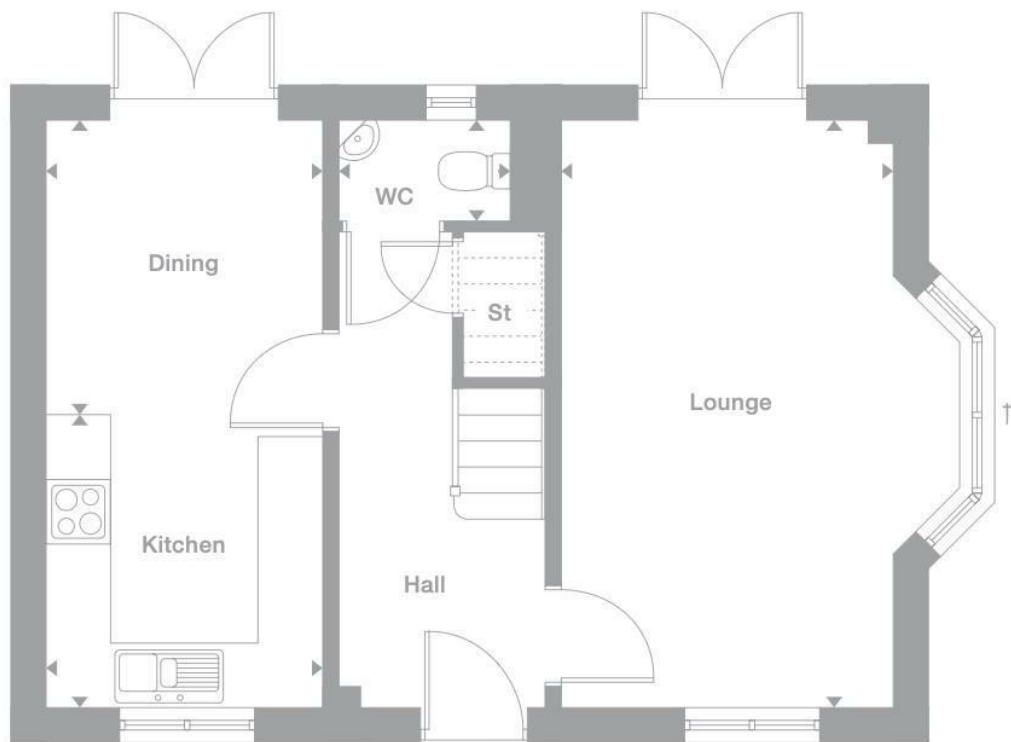
## ALARM

Professionally maintained wireless smart alarm, smart doorbell, contact sensors on all the external doors and windows and 4K CCTV covering the whole property included in the sale.

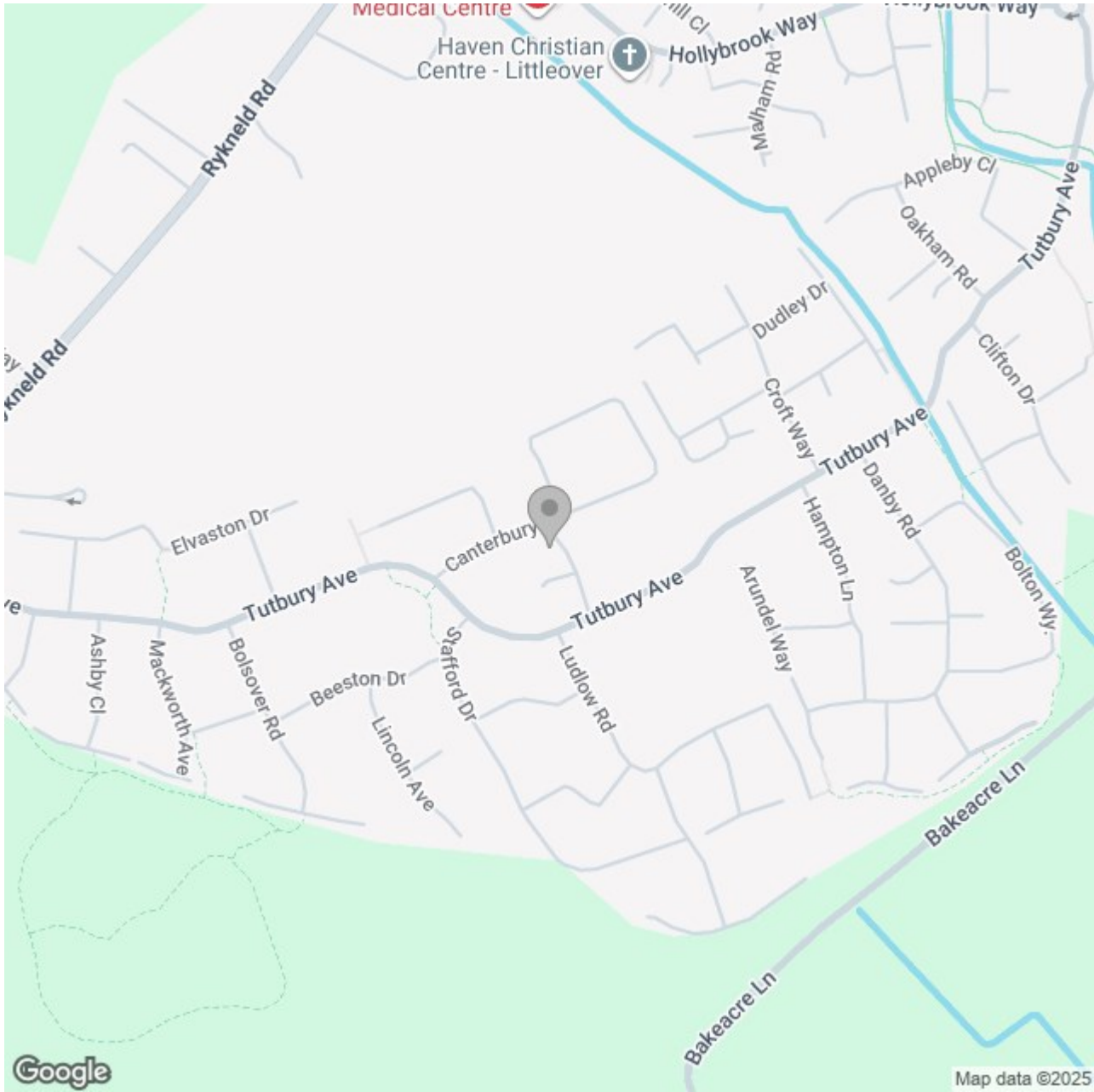












### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>94</b> |
| (81-91) <b>B</b>                            | <b>83</b> |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

England & Wales

EU Directive 2002/91/EC