





\*\*\*\* QUIET POSITION WITH  
A GOOD SIZE GARDEN \*\*\*\*  
NO CHAIN \*\*\*\* Modern  
detached property in a cul  
de sac location offering a  
hall with guest cloakroom,  
lounge and a fitted dining  
kitchen with doors onto the  
garden. The first floor offers  
three bedrooms, en suite  
and a bathroom. Parking,  
garage and gardens.



## 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 and radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, plumbing and space for a washing machine, space for a fridge freezer. Upvc double glazed window and doors onto the garden, radiator storage cupboard.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glaze window and radiator.

## EN SUITE

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

## BEDROOM 2

Upvc double glaze window and radiator.



## BEDROOM 3

Upvc double glaze window and radiator.

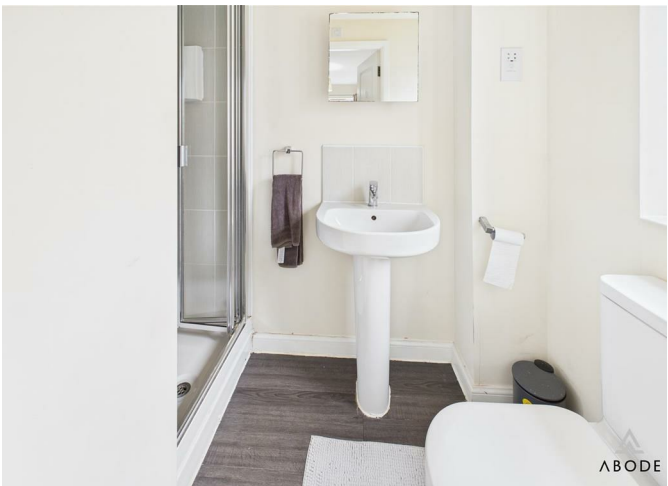
## BATHROOM

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

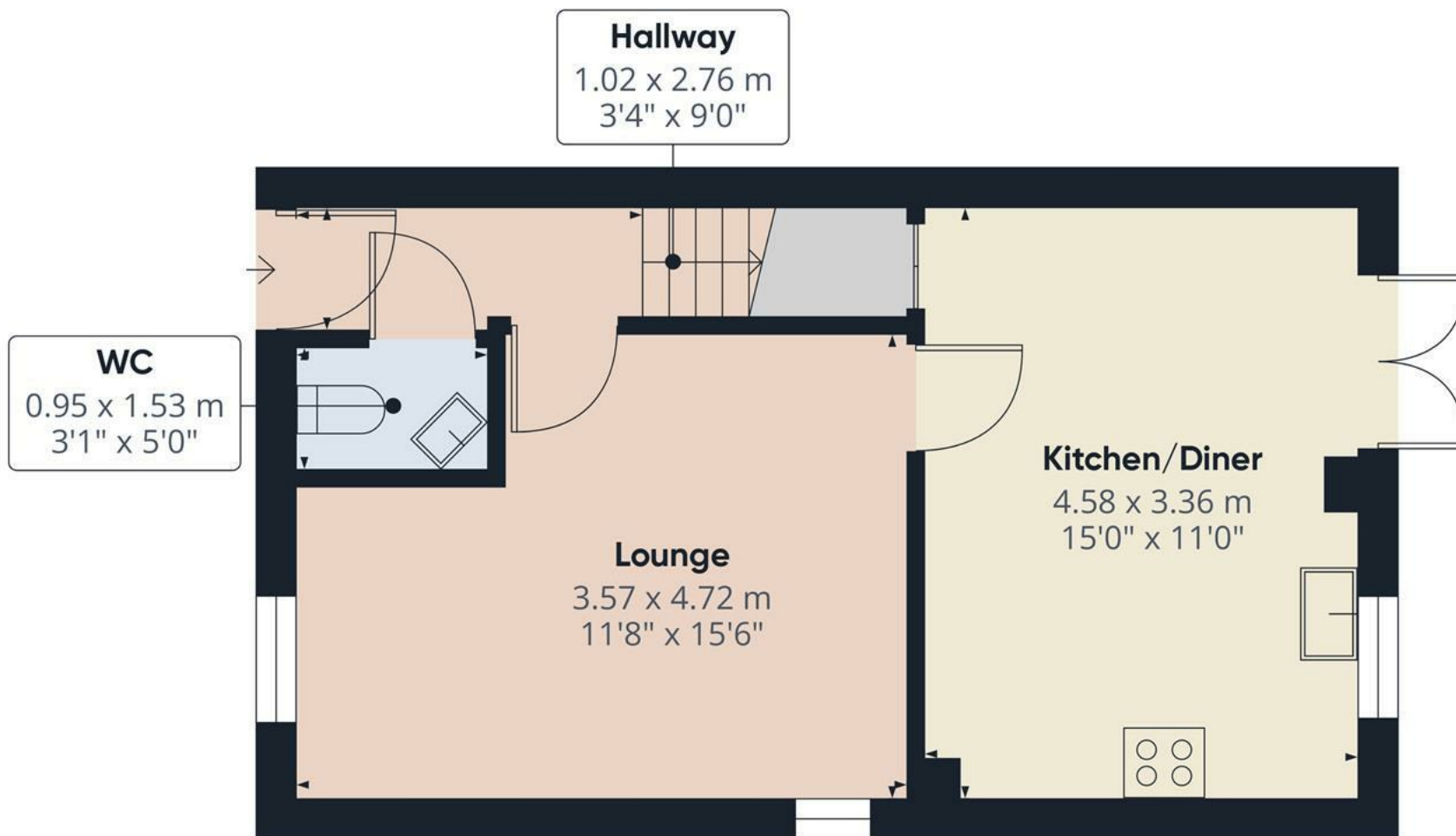
## OUTSIDE

Single garage with parking in front. Front lawn and gated access to an enclosed rear garden with patio and lawn.









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

36.8 m<sup>2</sup>

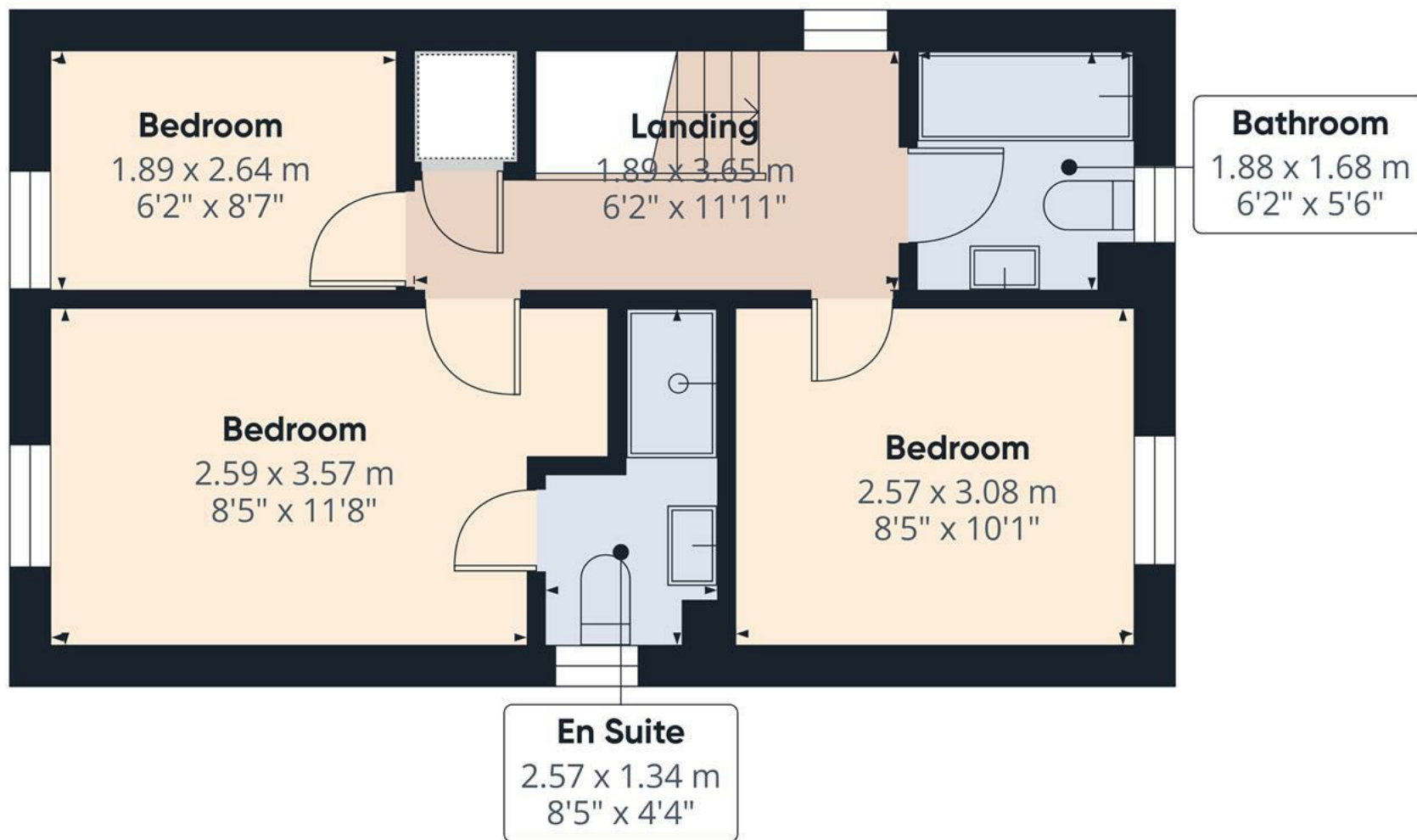
397 ft<sup>2</sup>

(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



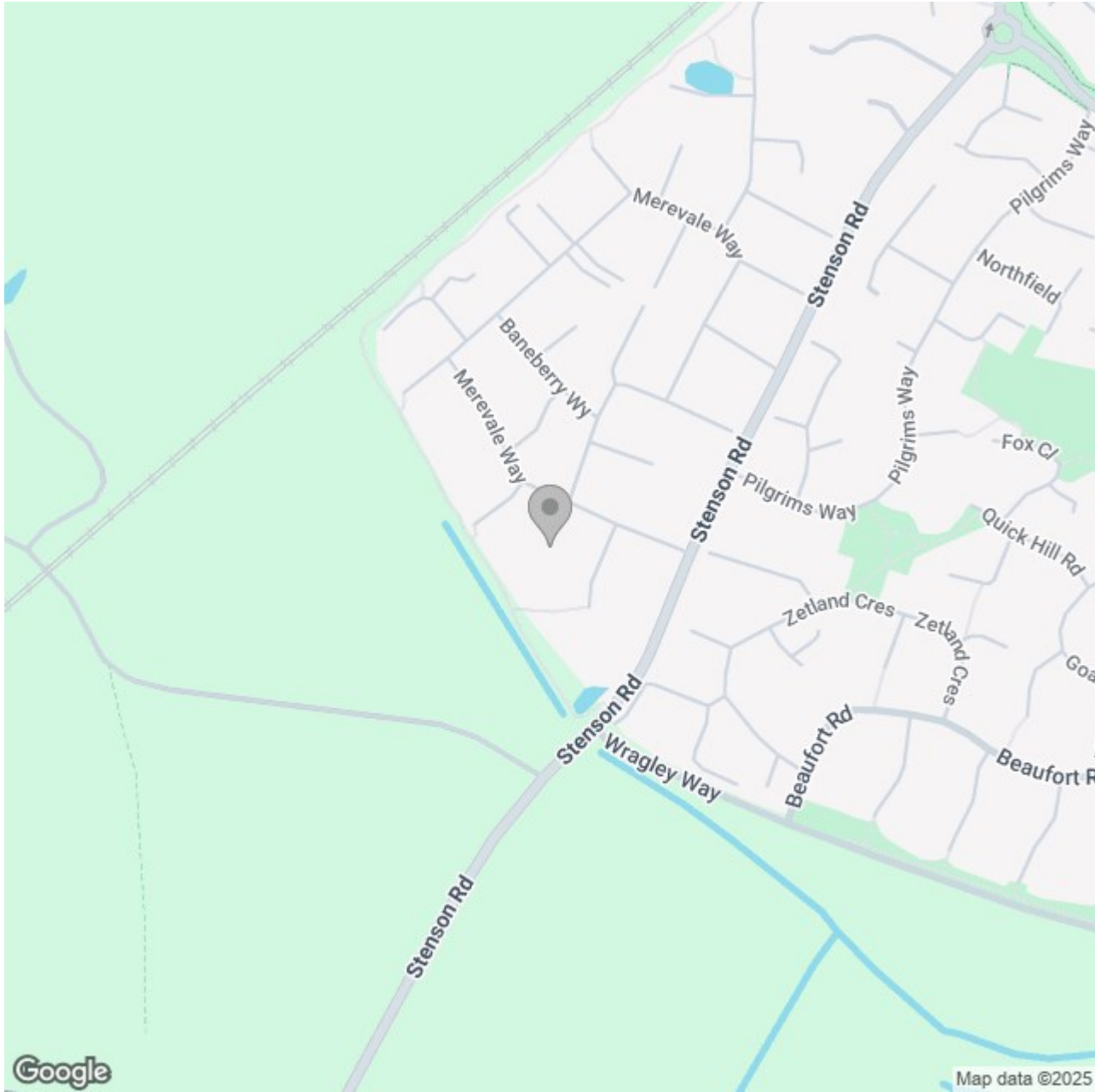
Approximate total area<sup>(1)</sup>  
33.3 m<sup>2</sup>  
358 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               | 90        |
| (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  |           |