







\*\*\*\* DOUBLE FRONTED DETACHED PROPERTY \*\*\*\* This is a well presented four bedroom detached property offering a hall, guest cloakroom, lounge with doors onto the garden. Fitted dining kitchen with utility room. Four bedrooms, en suite and a bathroom. Long drive, single garage and a good size rear garden.



## HALL

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

## CLAOKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Upvc double glazed windows to the front and side elevations, double doors into the garden and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Fitted electric oven and hob, integrated dishwasher and fridge freezer, sink and drainer unit. Upvc double glazed window, radiator and door to the utility room.

## UTILITY ROOM

Fitted units with work surface, plumbing for a washing machine, radiator and a door to the garden.

## FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## EN SUITE

Enclosed shower, low flush wc, wash hand basin and radiator.

## BEDROOM 2

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

## OUTSIDE

Long side drive down to a single garage and gate to the enclosed rear garden with patio and lawn.

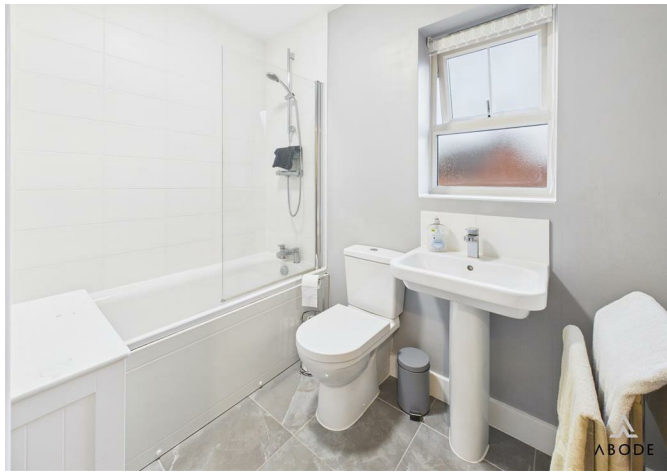








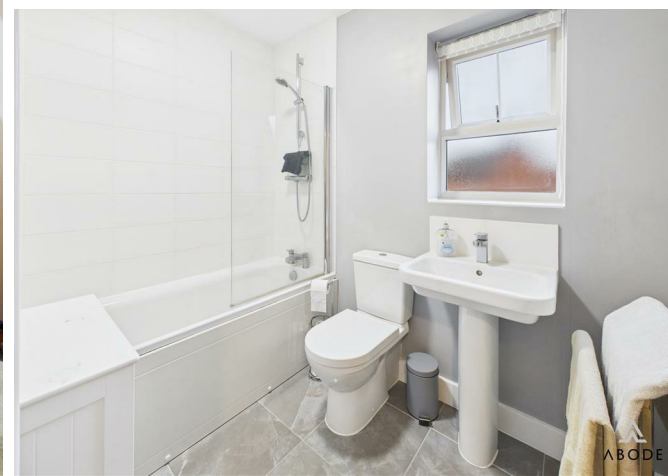
















Floor 0

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

52.3 m<sup>2</sup>

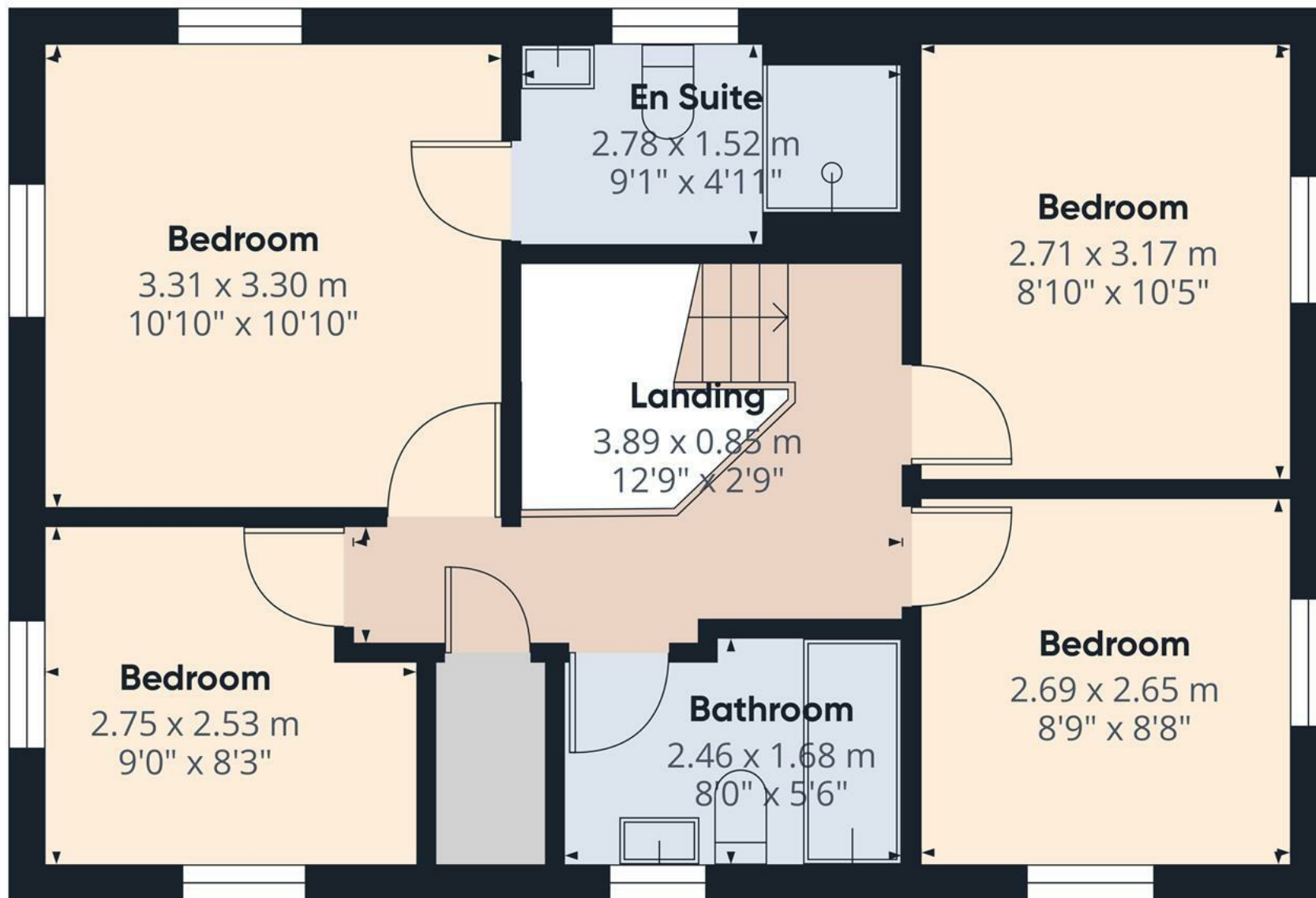
563 ft<sup>2</sup>

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

47.3 m<sup>2</sup>  
509 ft<sup>2</sup>

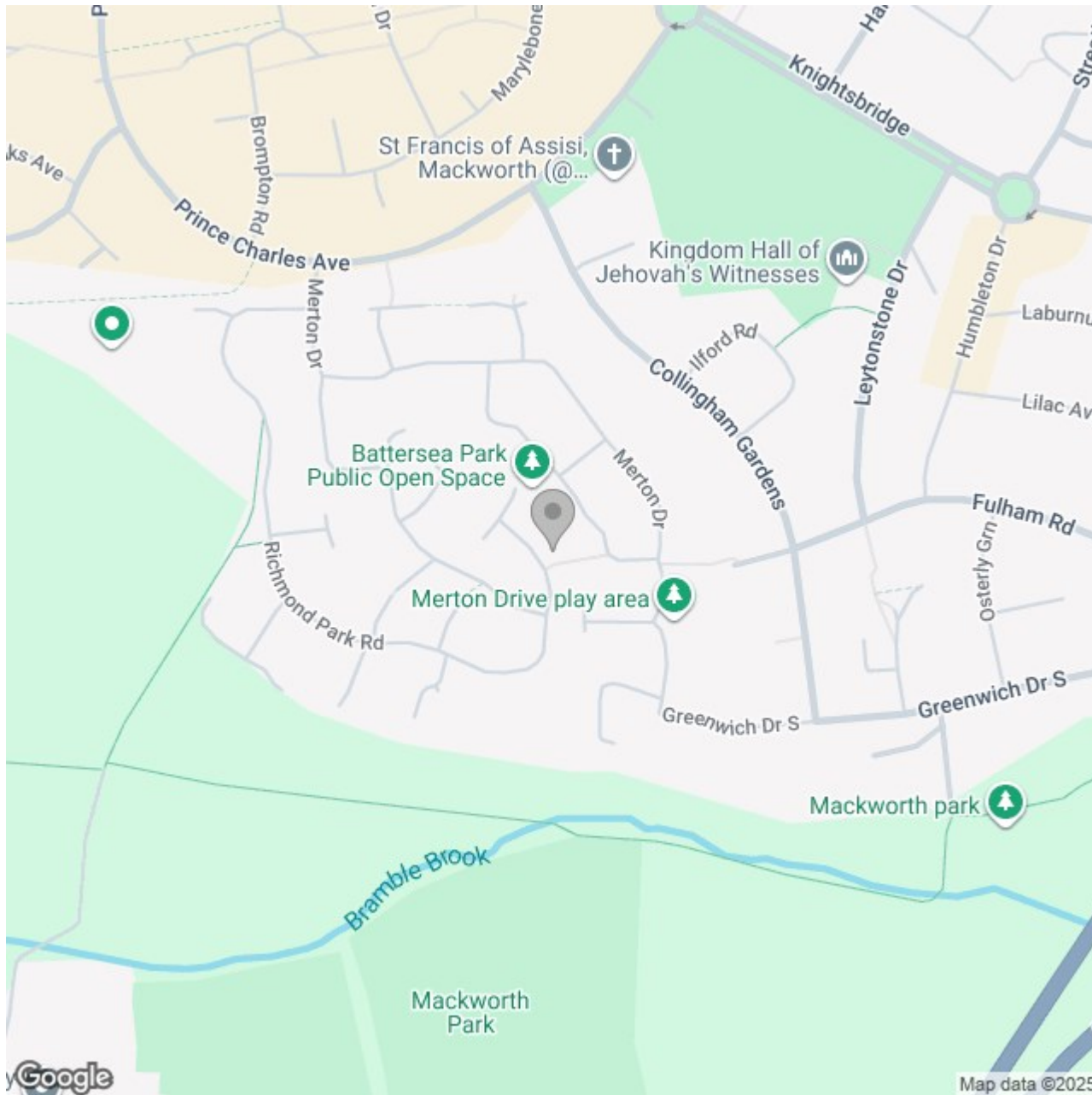
(1) Excluding balconies and terraces

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Floor 1





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 