







\*\*\*\* IMMACULATE EXTENDED DETACHED  
FAMILY HOME \*\*\*\* DOUBLE GARAGE  
\*\*\*\* This impressive property is well  
proportioned and presented throughout  
with a good size rear garden and ample  
block paved parking. In brief the  
property offers a porch and hall, lounge  
and separate dining room, fitted  
kitchen and a guest cloakroom. Four  
bedrooms, master with an en suite and  
a family bathroom. Block paved drive,  
double garage and an enclosed  
landscaped rear garden. INTERNAL  
VIEWING HIGHLY RECOMMENDED.





## PORCH

Upvc double glazed entrance door into the porch with tiled floor and door to -

## HALL

Stairs to the first floor, upvc double glazed window to the side, radiator and under stair storage cupboard.

## LOUNGE

Feature living flam coal effect gas fire with surround, radiator and upvc double glazed window to the front.

## INNER HALL

Doors to the cloakroom and kitchen.

## CLOAKROOM

Low flush wc, wash hand basin, chrome heated towel radiator.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Space for a range style cooker with fitted extractor, integrated fridge freezer and dishwasher. Space and plumbing for a washing machine, upvc double glazed windows to the side and rear, radiator, tiled floor, door to the garden and a door to the dining room.

## DINING ROOM

Upvc double glazed window and double doors onto the garden, radiator.

## FIRST FLOOR LANDING

Upvc double glazed window and doors to -



## BEDROOM 1

Fitted bedroom furniture, upvc double glazed windows and radiator.

## EN SUITE

Fitted cupboards, wash hand basin, low flush wc, double shower cubicle, upvc double glazed window and chrome heated towel radiator.

## BEDROOM 2

Fitted wardrobes and cupboards, radiator and upvc double glazed window.











### BEDROOM 3

Upvc double glazed window and radiator.

### BEDROOM 4

Fitted wardrobes and cupboards, radiator and upvc double glazed window.

### BATHROOM

Panel enclosed bath, separate shower, low flush wc, wash hand basin, airing cupboard, radiator and two upvc double glazed windows.

### OUTSIDE

Block paved drive providing ample parking, double garage with a door into the garden. Enclosed rear garden offering paved seating areas, shaped lawn with borders, shrubs and plants.











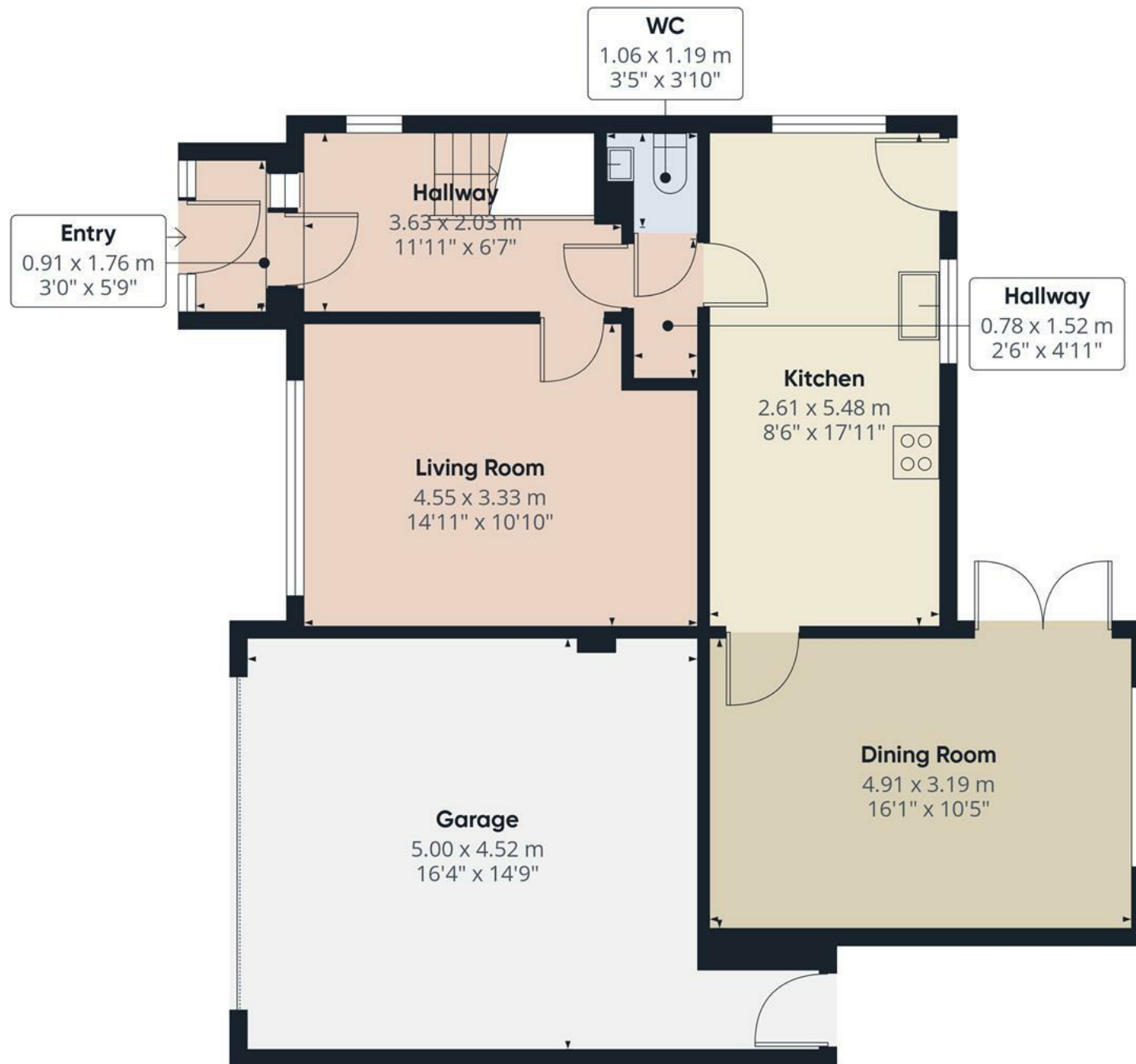












Floor 0



Approximate total area<sup>m</sup>  
81.6 m<sup>2</sup>  
879 ft<sup>2</sup>

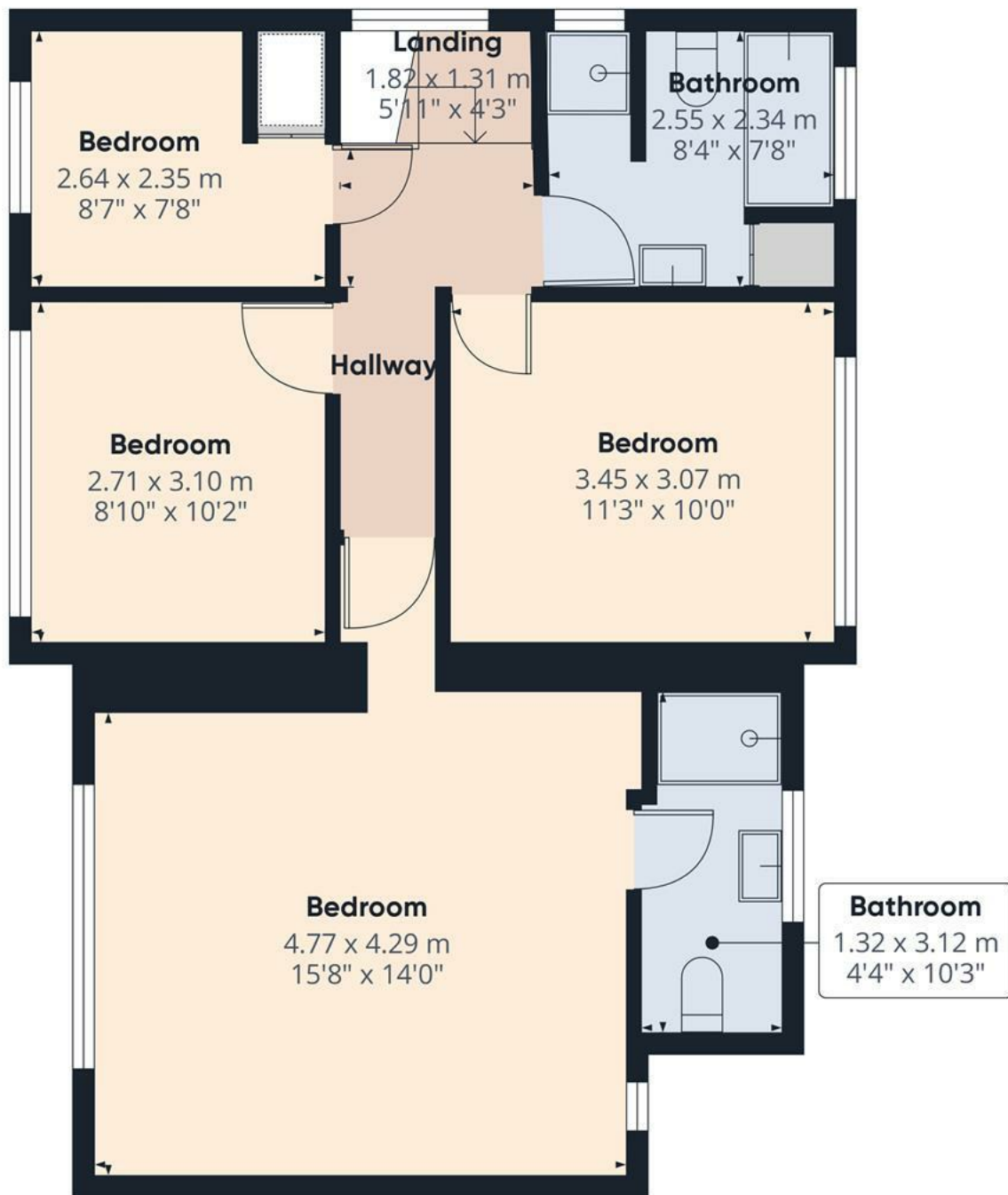
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





Floor 1



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

61 m<sup>2</sup>  
656 ft<sup>2</sup>

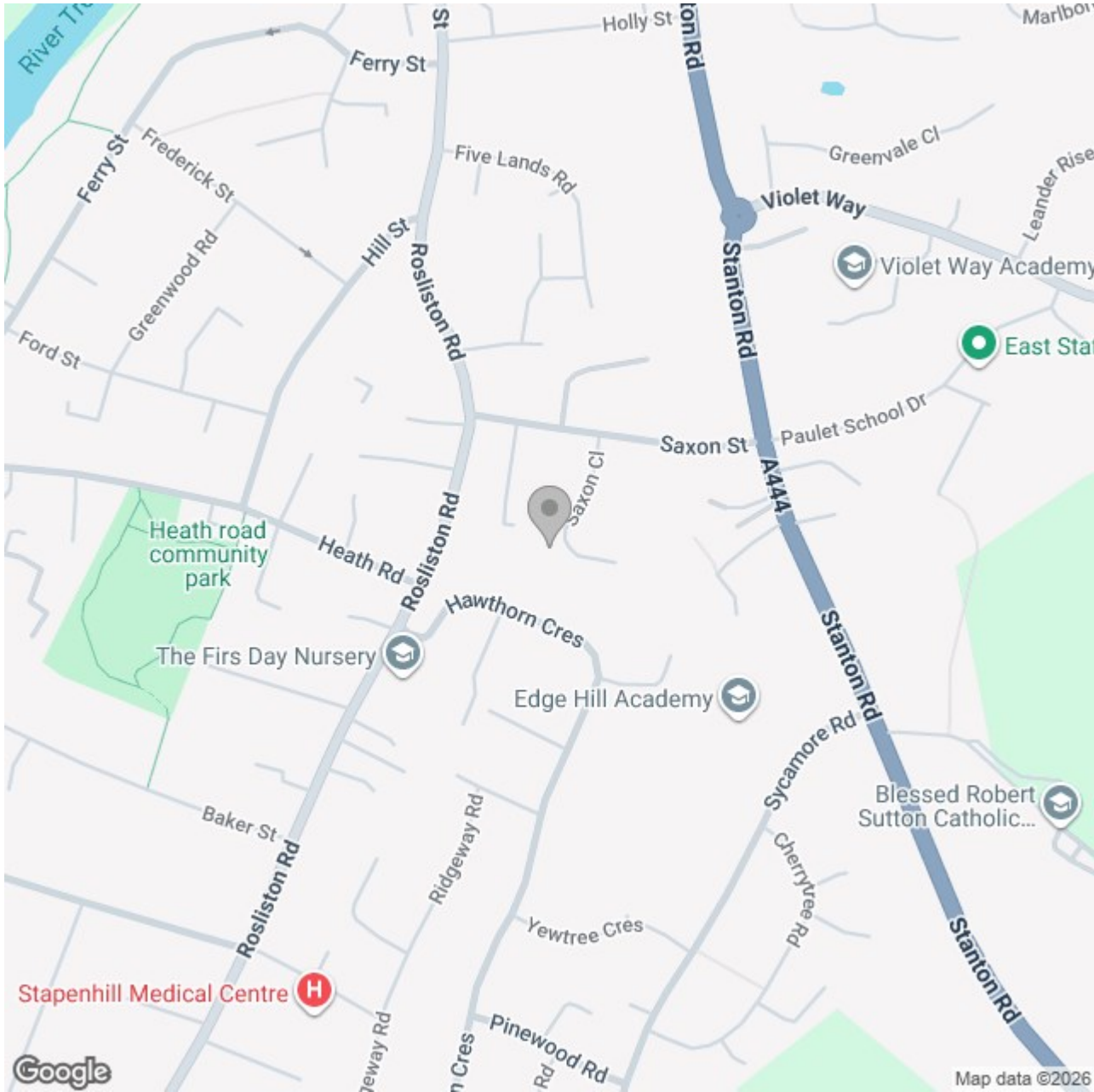
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</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