







\*\*\*\* EXTENDED FAMILY HOME IN A  
HIGHLY REGARDED LOCATION \*\*\*\*

Beautifully presented offering a hall,  
lounge with fireplace, extended living  
and dining kitchen with doors onto the  
garden. Study and a guest cloakroom  
on the ground floor. The first floor offers  
four bedrooms, master with an en suite  
and a family bathroom. Black paved  
drive, single garage and a rear garden.





## HALL

Entrance door into the hall with door into the garage and door to -

## LOUNGE

Feature fireplace with living flame coal effect gas fire, radiator, upvc double glazed window to the front, stairs to the first floor and doors into the kitchen diner.

## KITCHEN DINER

Fitted units with matching island, sink and drainer unit, fitted electric double oven and a gas hob with extractor hood. Skylight Windows underfloor heating in the dining area and doors onto the garden.

## STUDY

Upvc double glazed window, radiator, storage cupboard and door to the cloakroom.

## CLOAKROOM

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

## FIRST FLOOR LANDING

Airing cupboard loft access and doors to -

## BEDROOM 1

Fitted wardrobe, bedside tables and cupboards, radiator and upvc double glazed window.

## EN SUITE

Walk in shower, wash hand basin, low flush wc, fitted storage cupboards upvc double glazed window and radiator.



## BEDROOM 2

Fitted wardrobes drawers and bedside table, 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 a shower and shower screen, low flush wc, wash hand basin, chrome ladder style radiator and a upvc double glazed window.

## **OUTSIDE**

Enclosed rear garden, block paved drive and a single garage.

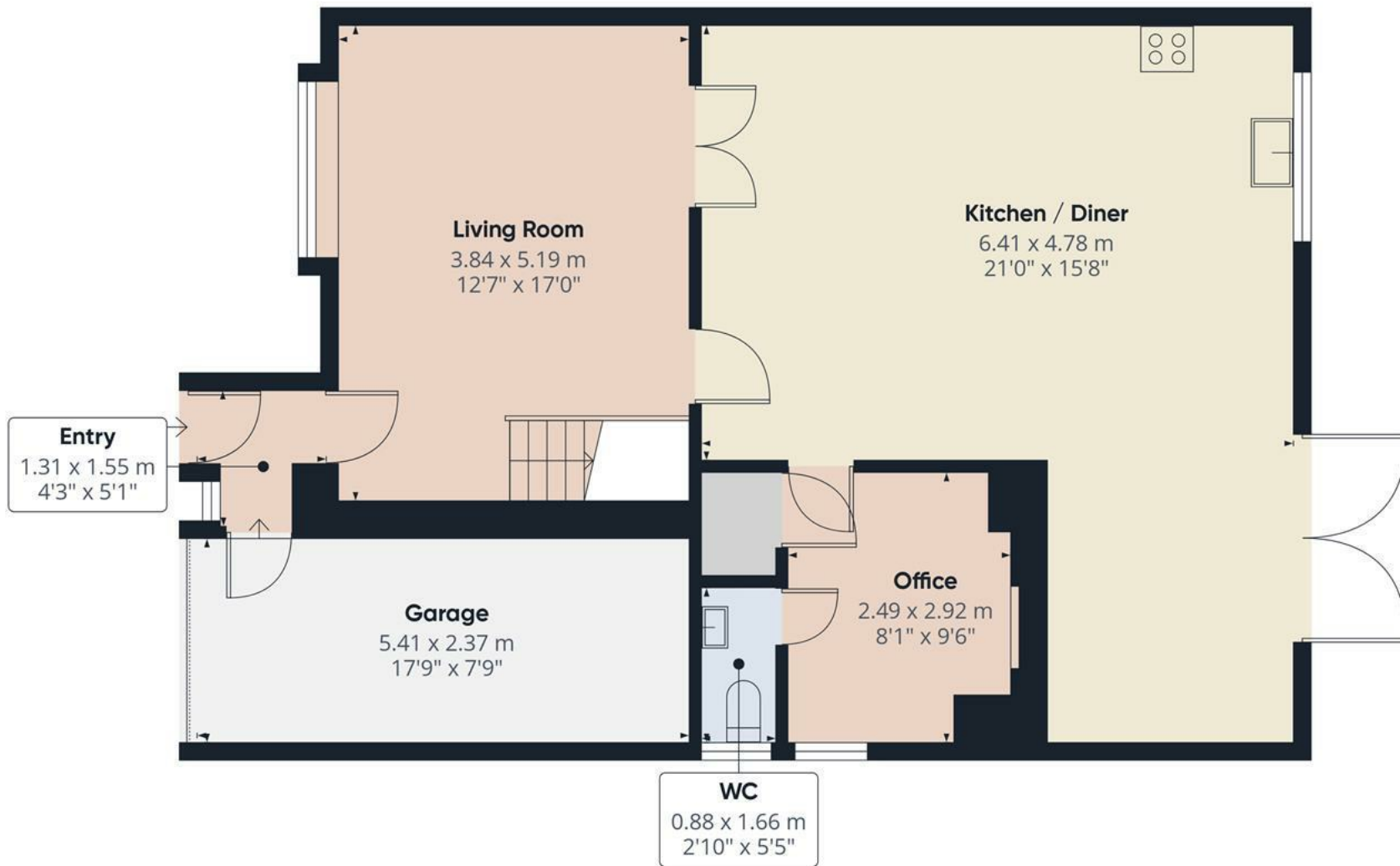












**Approximate total area<sup>(1)</sup>**  
83.6 m<sup>2</sup>  
900 ft<sup>2</sup>

(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.

**GIRAFFE360**

**Floor 0**





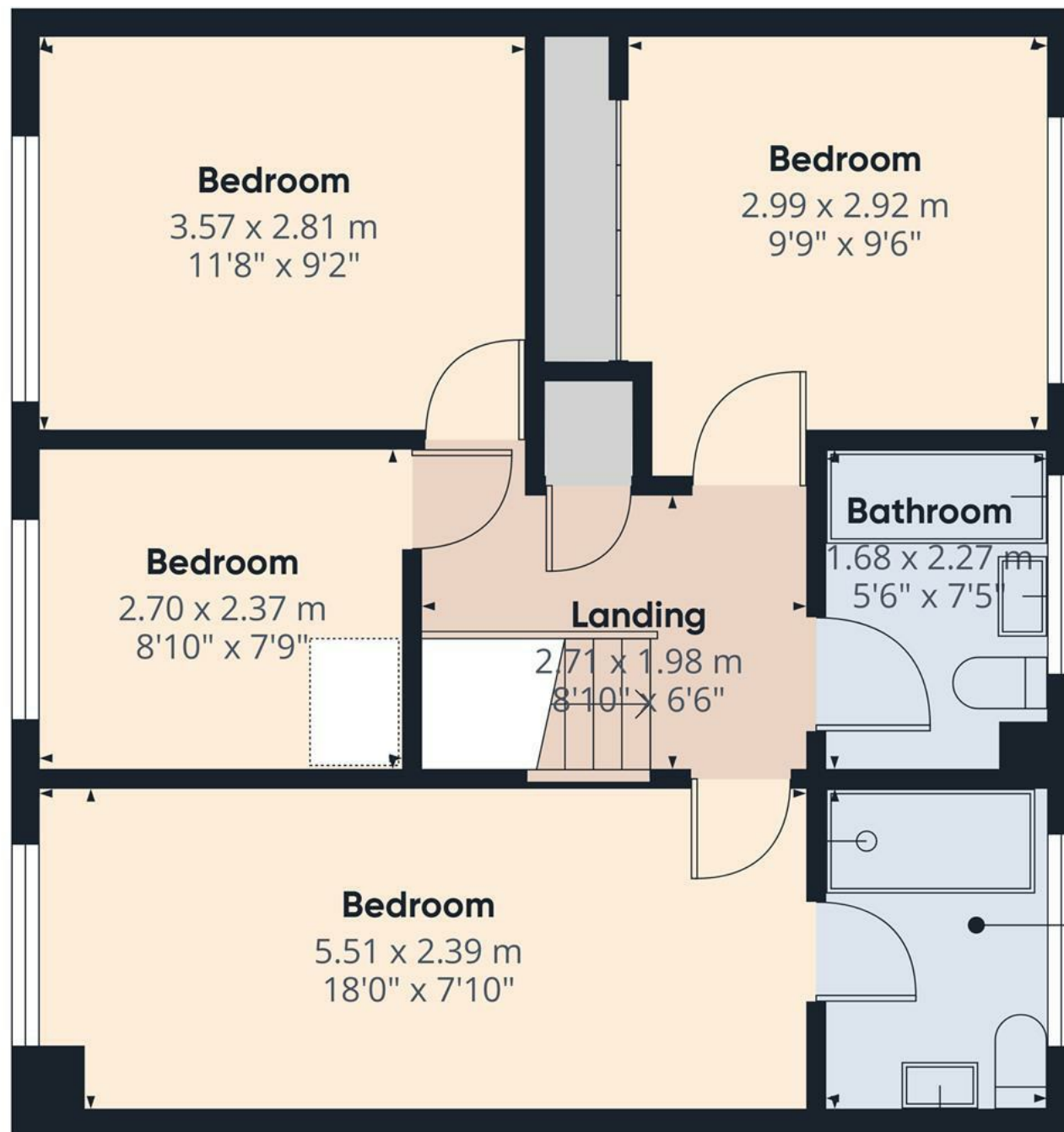
Approximate total area<sup>(1)</sup>

51.4 m<sup>2</sup>  
553 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 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>79</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