







\*\*\*\* MODERN PROPERTY IN A CUL DE SAC LOCATION \*\*\*\* Well presented property offering a hall, lounge, fitted dining kitchen with doors onto the garden and a guest cloakroom. Three first floor bedrooms, en suite and a bathroom, enclosed garden and a side drive.



## HALL

Entrance door into the hall with a radiator, stairs to the first floor and a door to the lounge.

## LOUNGE

Upvc double glazed window to the front elevation, radiator and a door into the dining kitchen.

## DINING KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Electric oven with a gas hob and an extractor hood. Integrated dishwasher and fridge freezer, plumbing and space for a washing machine. Upvc double glaze window and double doors onto the garden, radiator, tiled floor and an under stairs storage cupboard.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Wardrobes, radiator and upvc double window.

## EN SUITE

Shower, low flush wc, wash hand basin and a radiator.

## BEDROOM 2

Upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.



## BATHROOM

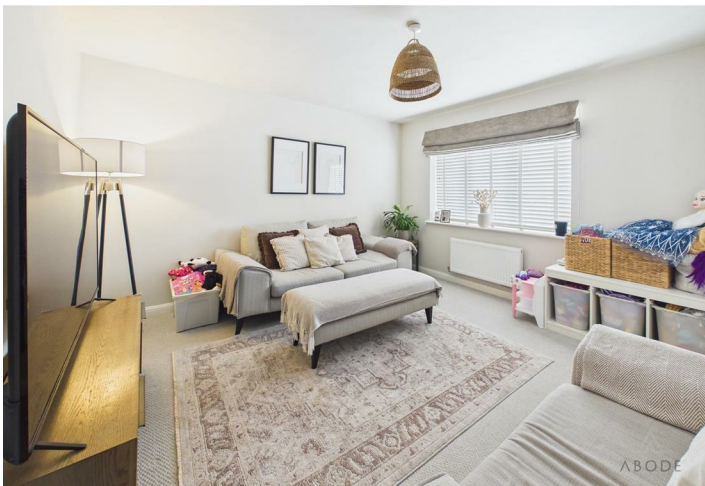
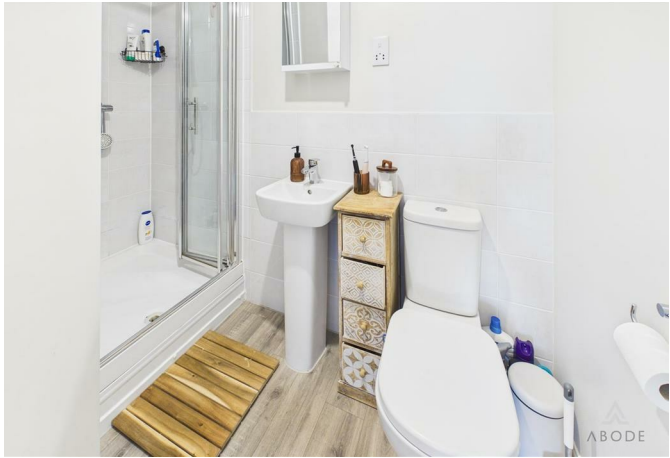
Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window

## OUTSIDE

Enclosed rear garden with a lawn and paved patio. Garden shed with power and a side driveway.









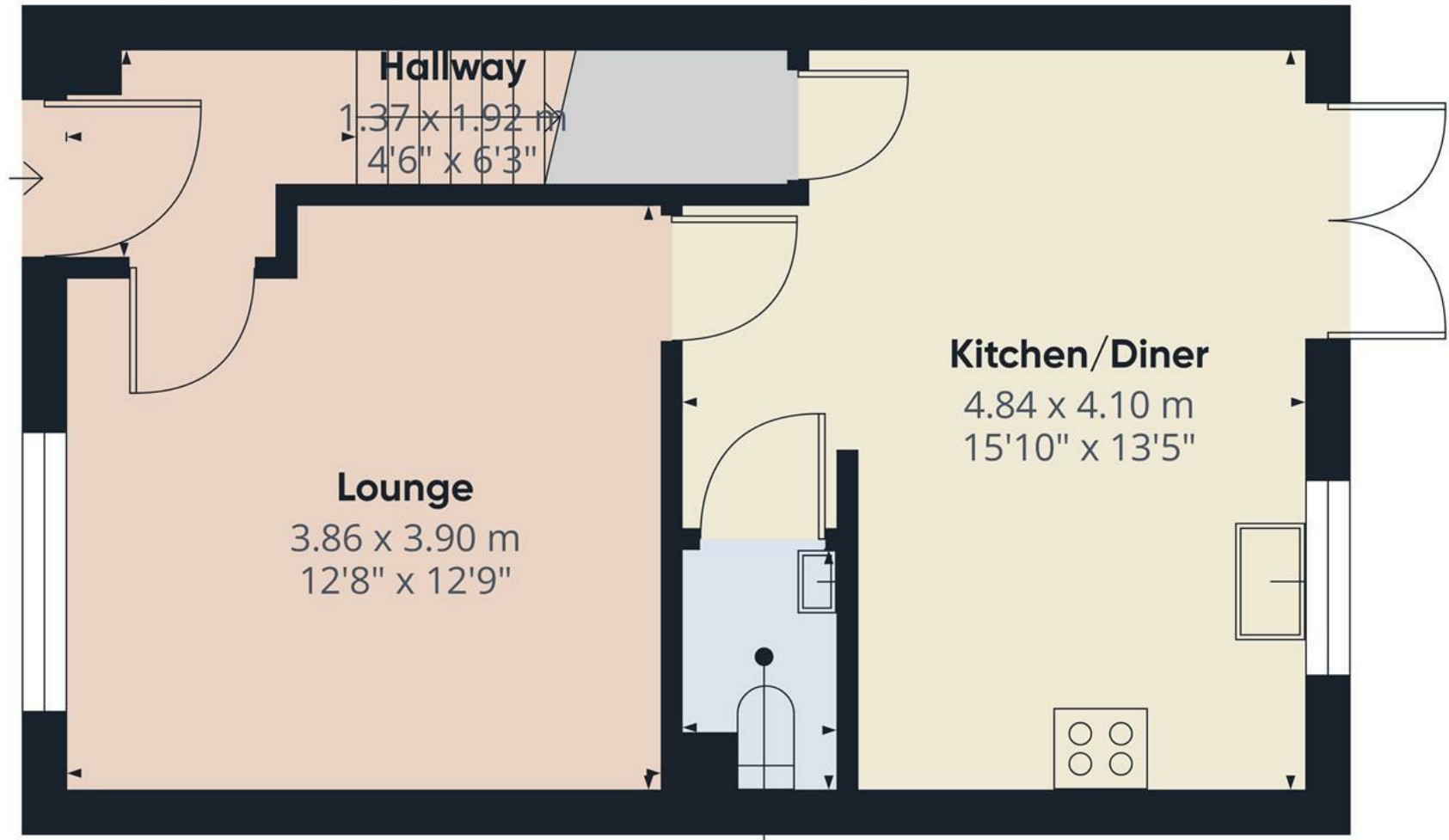












Approximate total area<sup>(1)</sup>  
38.4 m<sup>2</sup>  
413 ft<sup>2</sup>

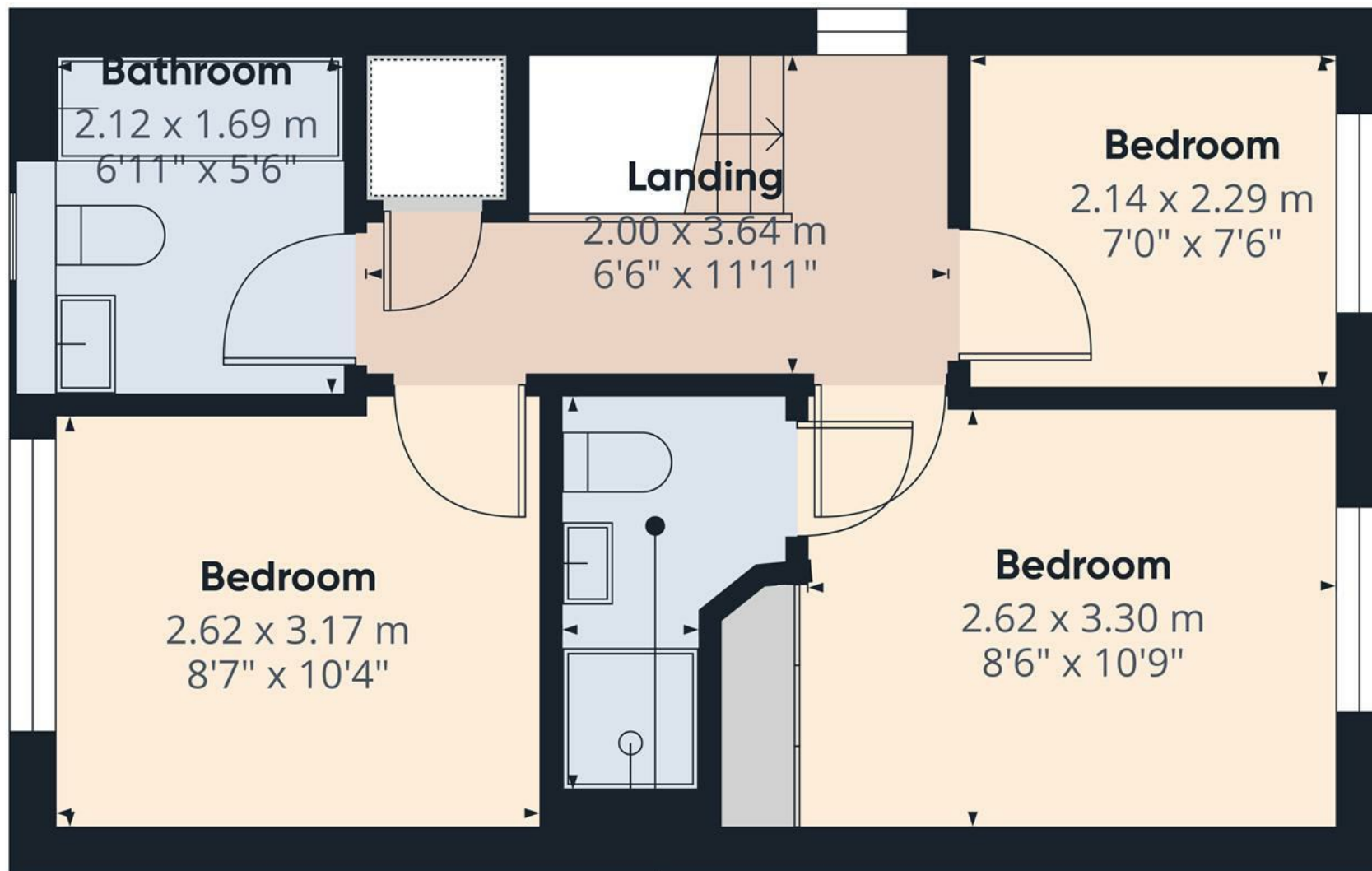
(1) Excluding balconies and terraces

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>

34.3 m<sup>2</sup>

370 ft<sup>2</sup>

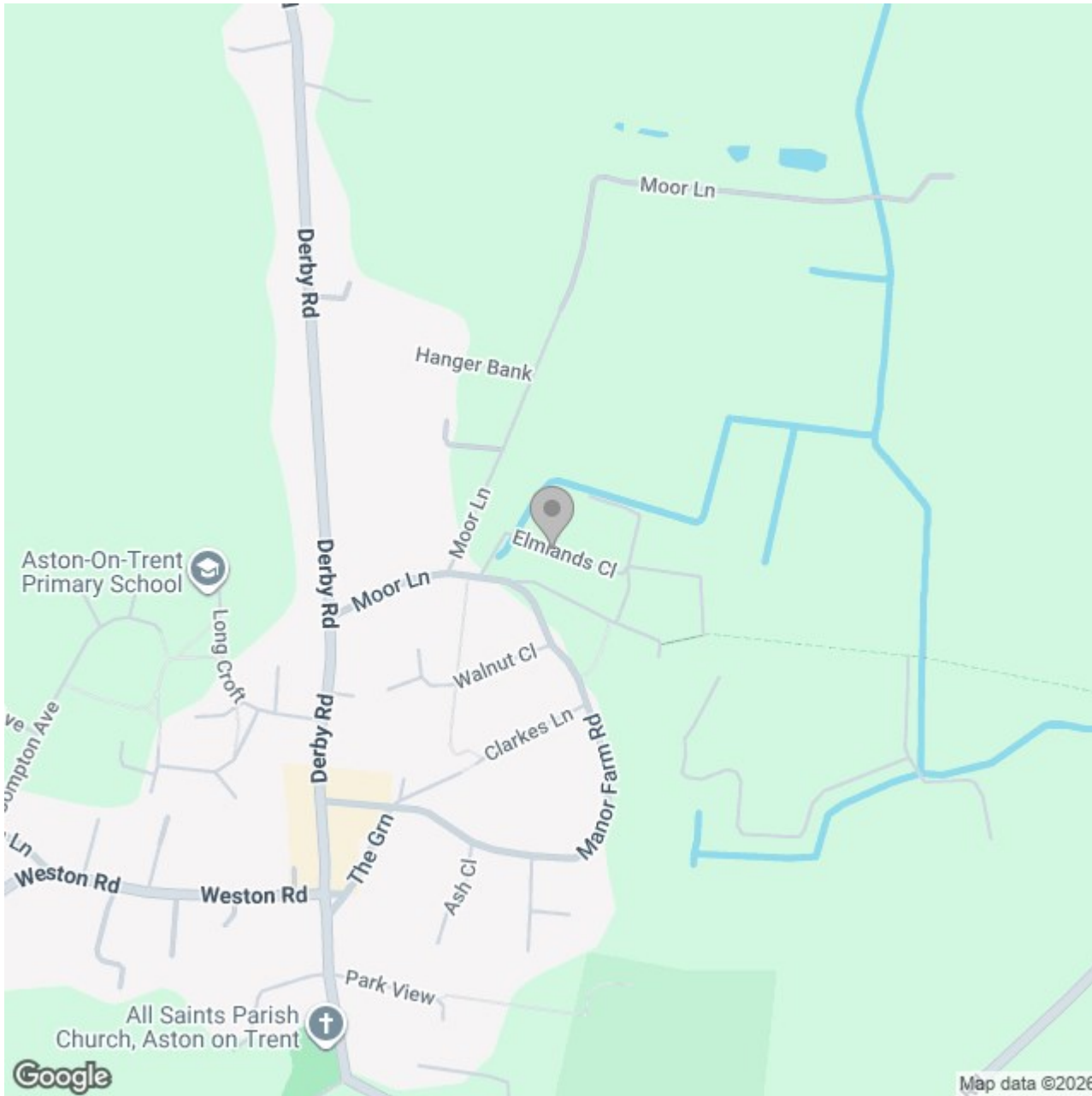
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</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 