





\*\*\*\* POPULAR LOCATION AND WELL PROPORTIONED HOME \*\*\*\* Well presented property in a cul de sac location offering a hall and guest cloakroom, lounge with doors onto the garden and a fitted dining kitchen. Three bedrooms, ensuite shower room and a bathroom. Long side drive and an enclosed rear garden.



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and a gas hob, plumbing and space for a washing machine and dishwasher. Space for a fridge freezer, radiator and a upvc double glazed window.

## LOUNGE

Radiator and upvc double glazed double doors onto the garden.

## FIRST FLOOR LANDING

Loft access, radiator and doors to -

## BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

## EN SUITE

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

## BEDROOM 2

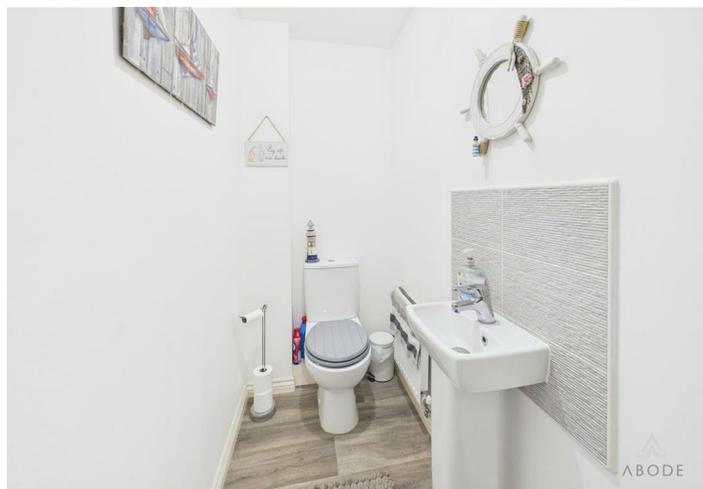
Upvc double glazed window and a radiator.



## BEDROOM 3

Upvc double glazed window and a radiator.







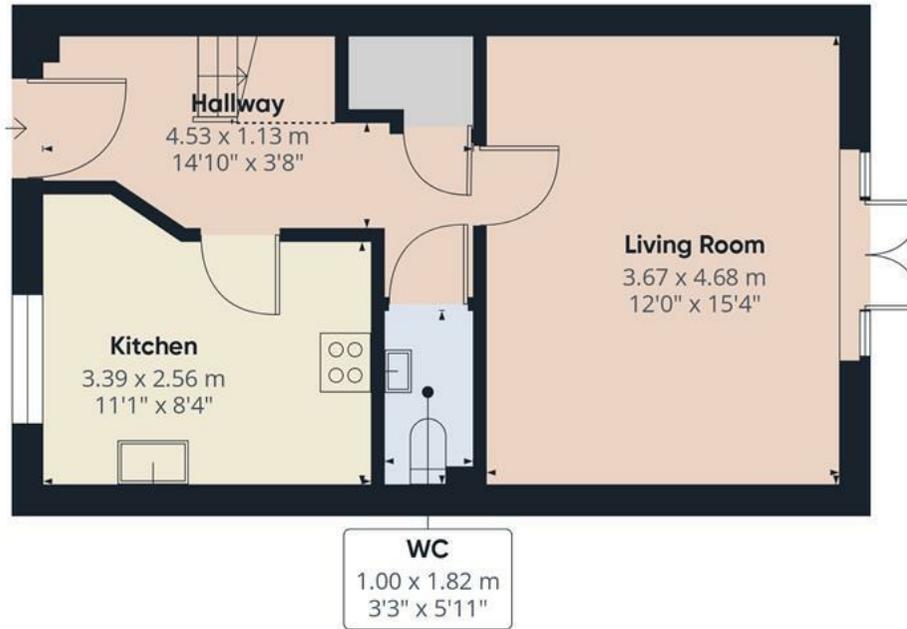
## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator.

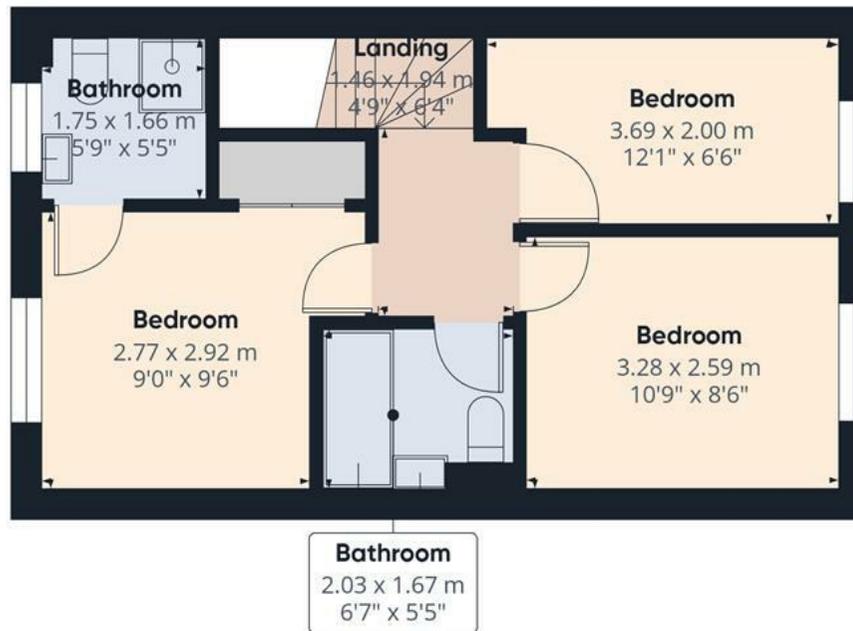
## OUTSIDE

Long side drive and gated access into the enclosed rear garden offering a good size paved patio and a lawn.





Floor 0



Floor 1

Approximate total area<sup>m</sup>

72 m<sup>2</sup>

773 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>

10 ft<sup>2</sup>

(1) Excluding balconies and terraces

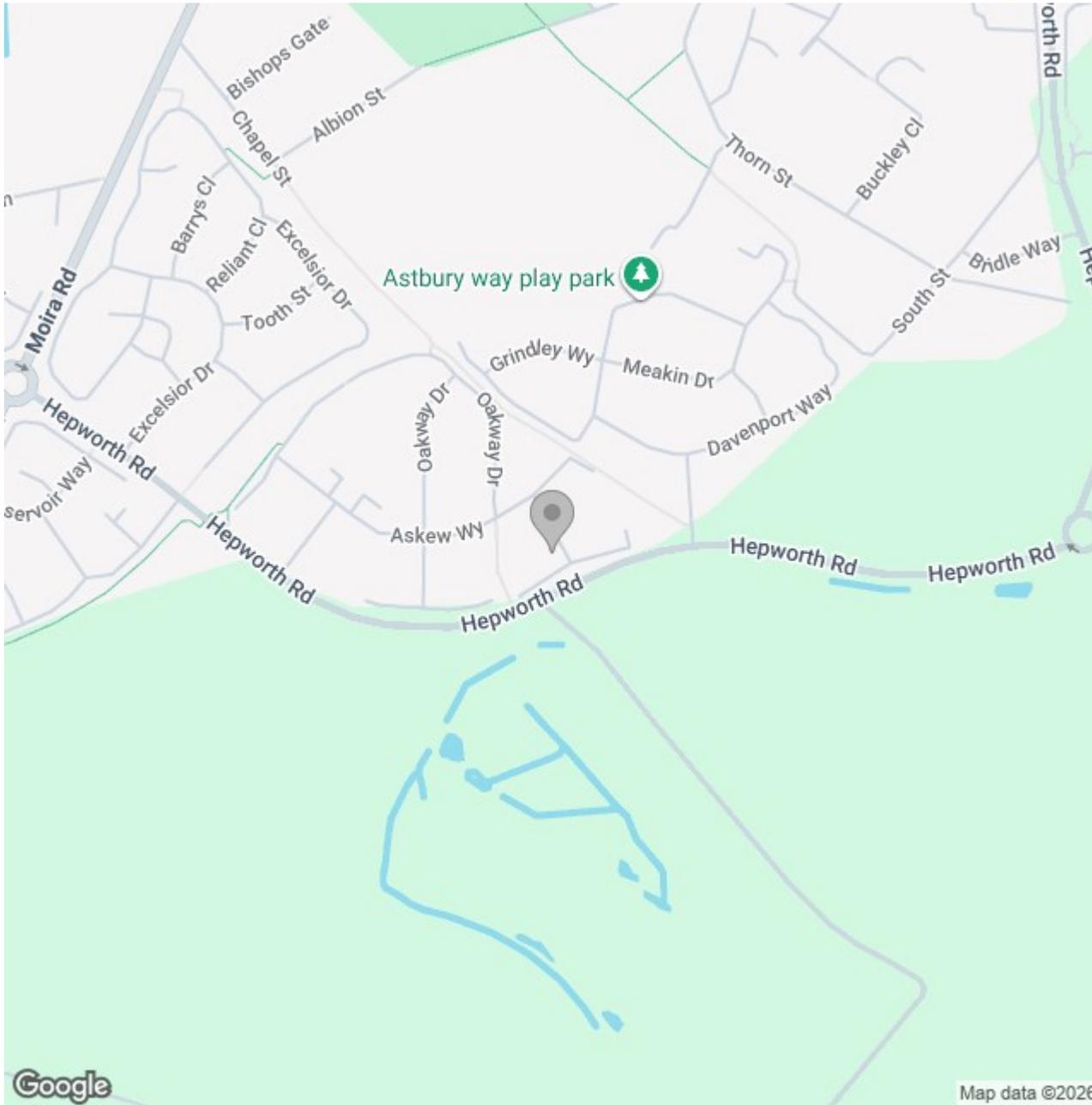
Reduced headroom

----- Below 1.5 m/5 ft

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

GIRAFFE360





## 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	