





**\*\*\*\* IMMACULATE SEMI  
DETACHED PROPERTY WITH A  
LARGE REAR GARDEN \*\*\*\***  
Located on an impressive plot  
and in a quiet cul de sac  
location. Thus well presented  
property offers a hall and  
lounge with feature media wall,  
fitted dining kitchen with doors  
onto the garden. Three first  
floor bedrooms, en suite shower  
room and a bathroom. Enclosed  
and landscaped rear garden  
and a side drive with EV  
charging point. **INTERNAL  
VIEWING IS HIGHLY  
RECOMMENDED**



## HALL

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

## LOUNGE

Feature media wall with a beam mantle and fitted shelves, upvc double glazed window to the front and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and an extractor hood, integrated dishwasher and space for a fridge freezer. Upvc double glazed double doors onto the garden and a radiator. Under stairs storage cupboard.

## FIRST FLOOR LANDING

Upvc double glazed window to the side, radiator and loft access.

## BEDROOM

Built in wardrobes, upvc double glazed window and a radiator.

## EN SUITE

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

## BEDROOM

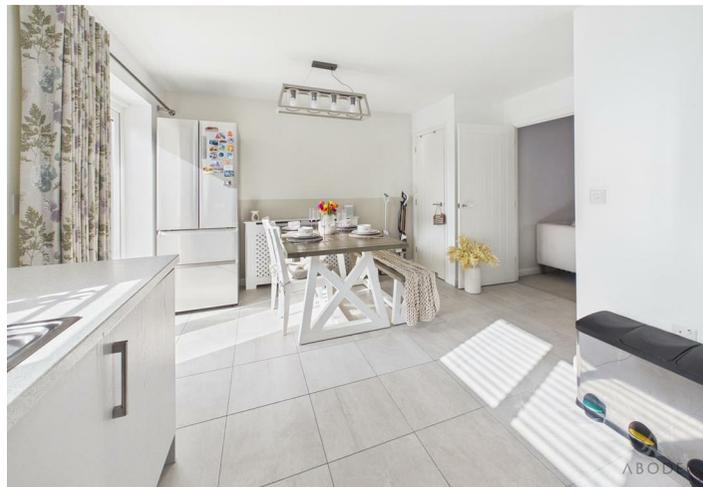
Upvc double glazed window and radiator.



## BEDROOM

Upvc double glazed window and radiator.







## BATHROOM

Panel enclosed bath with a shower and a shower screen, low flush wc, wash hand basin, radiator and a upvc double glazed window.

## OUTSIDE

Side drive with an Ev charging point. Side gated access to the enclosed rear garden offering a good size lawn, paved and decked seating areas.

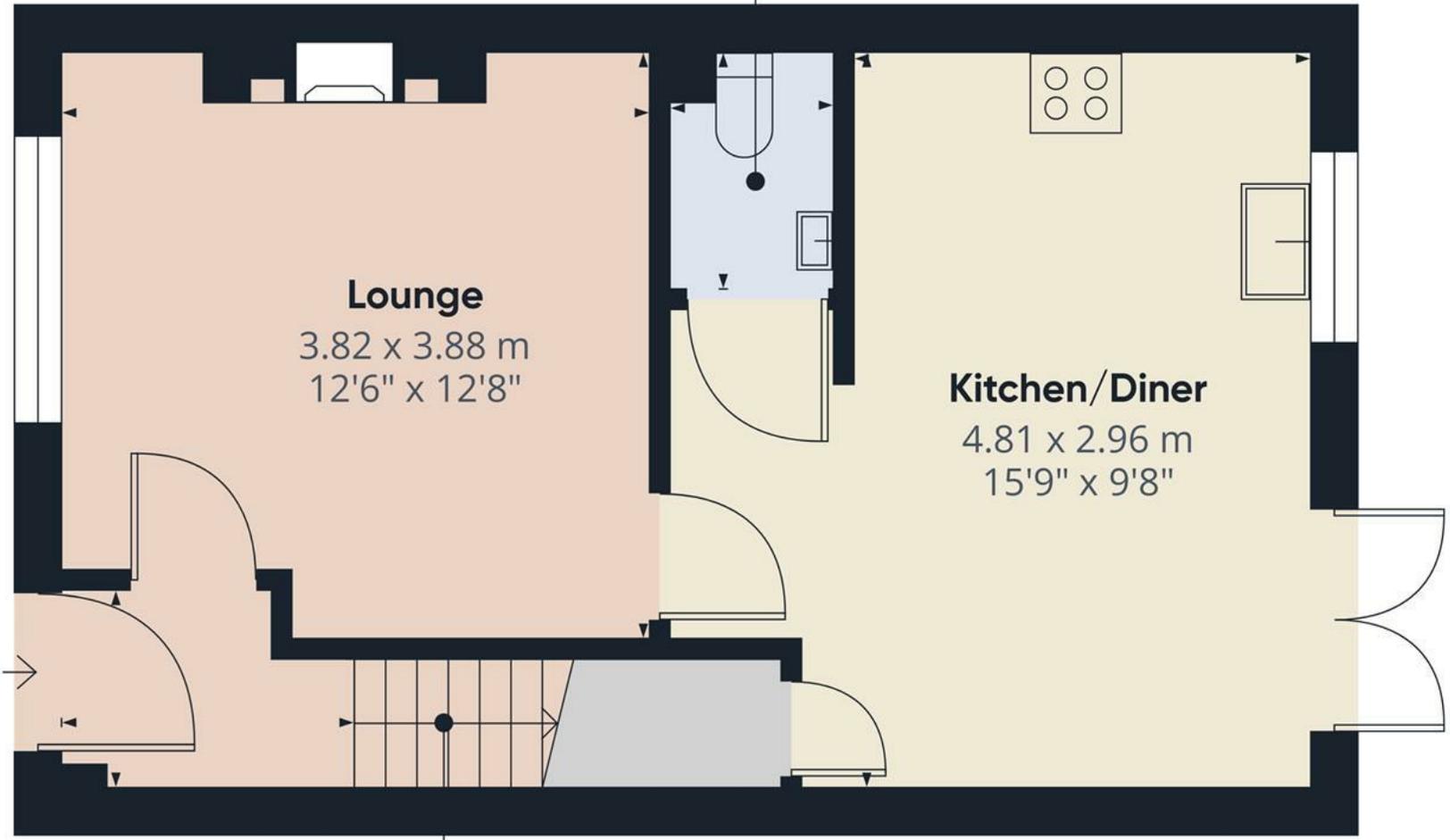








**WC**  
1.57 x 1.04 m  
5'1" x 3'5"



**Lounge**  
3.82 x 3.88 m  
12'6" x 12'8"

**Kitchen/Diner**  
4.81 x 2.96 m  
15'9" x 9'8"

**Hallway**  
1.33 x 1.92 m  
4'4" x 6'3"

**Approximate total area<sup>(1)</sup>**  
37.6 m<sup>2</sup>  
404 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.

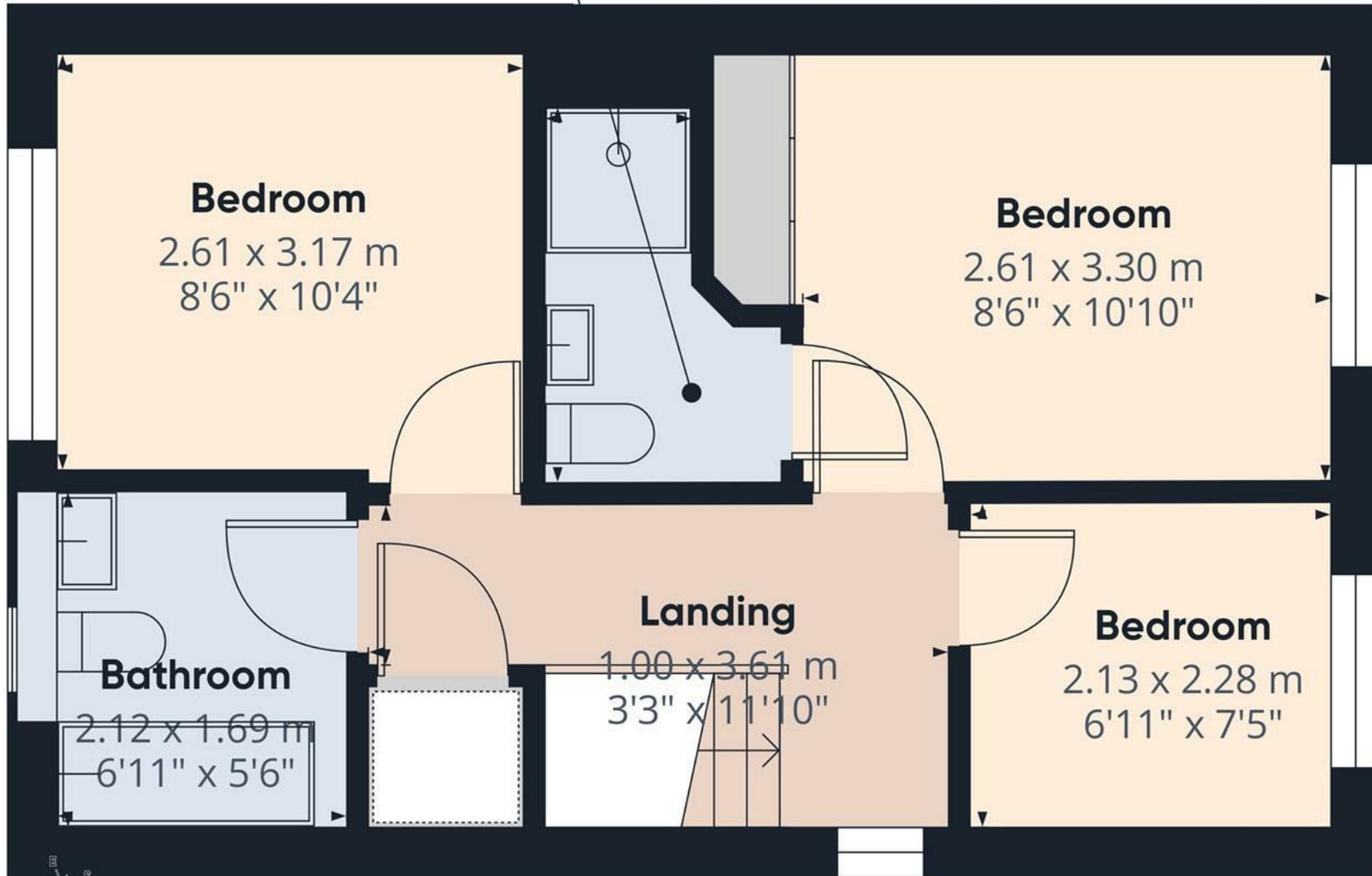
**GIRAFFE360**

Floor 0





**En Suite**  
2.42 x 0.87 m  
7'11" x 2'10"



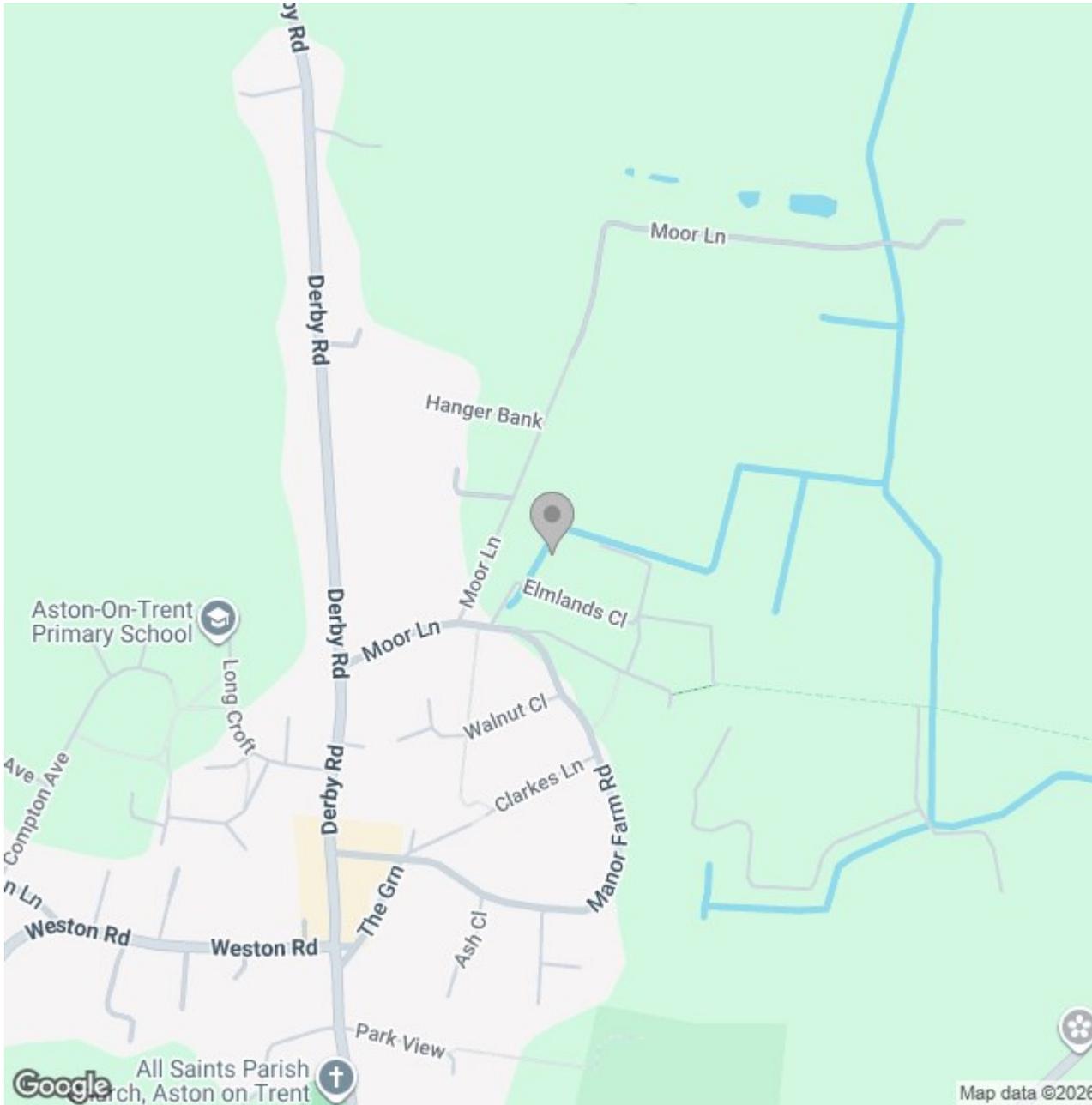
**Approximate total area<sup>(1)</sup>**  
34.4 m<sup>2</sup>  
372 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	