

\*\*\*\* WELL PROPORTIONED  
PROPERTY WITH GARAGE &  
PARKING TO THE REAR \*\*\*\*

Three storey, 3 bedroom  
property located on the popular  
Highfield development, Nicely  
set away from the road and  
offering a hall, guest cloakroom  
and a fitted living & dining  
kitchen with doors onto the  
garden. The first floor offers a  
sitting room with Juliette  
balcony, bedroom and a  
bathroom, two further  
bedrooms and an ensuite  
shower room on the second  
floor. Enclosed rear garden with  
a gate to the rear garage and  
parking, EV charging point.



## HALL

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

## CLOAKROOM

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

## KITCHEN LIVING DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Fitted oven and hob with extractor, integrated dishwasher, space for a fridge freezer and washing machine, radiator and upvc double glazed double doors onto the garden and an under stairs storage cupboard.

## FIRST FLOOR LANDING

Upvc double glazed window and doors to -

## SITTING ROOM

Juliette balcony with upvc double glazed double doors and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.

## BATHROOM

Panel enclosed bath with a shower over, wash hand basin, low flush wc and a radiator.

## SECOND FLOOR LANDING

Doors to -

## BEDROOM I

Upvc double glazed window and a radiator.



## EN SUITE

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







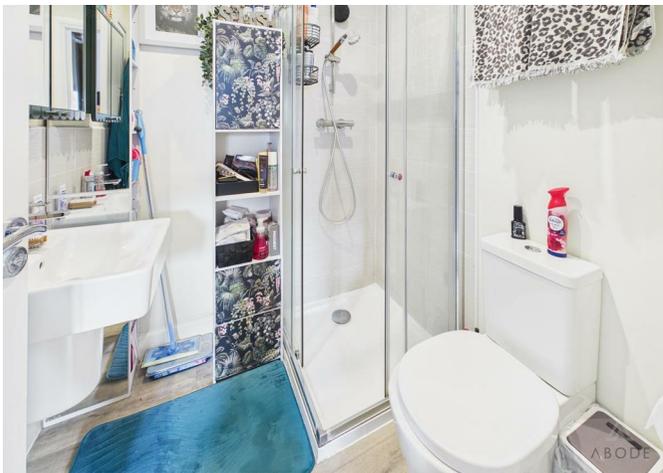
## BEDROOM 2

Upvc double glazed window, radiator and loft access.

## OUTSIDE

Front fore garden and EV charging point. Enclosed rear garden with paved seating area, artificial lawn, raised beds and a rear gate to the parking and a single garage with up and over door.

Green belt charge of £13 per month.









Floor 0



Floor 1



Floor 2

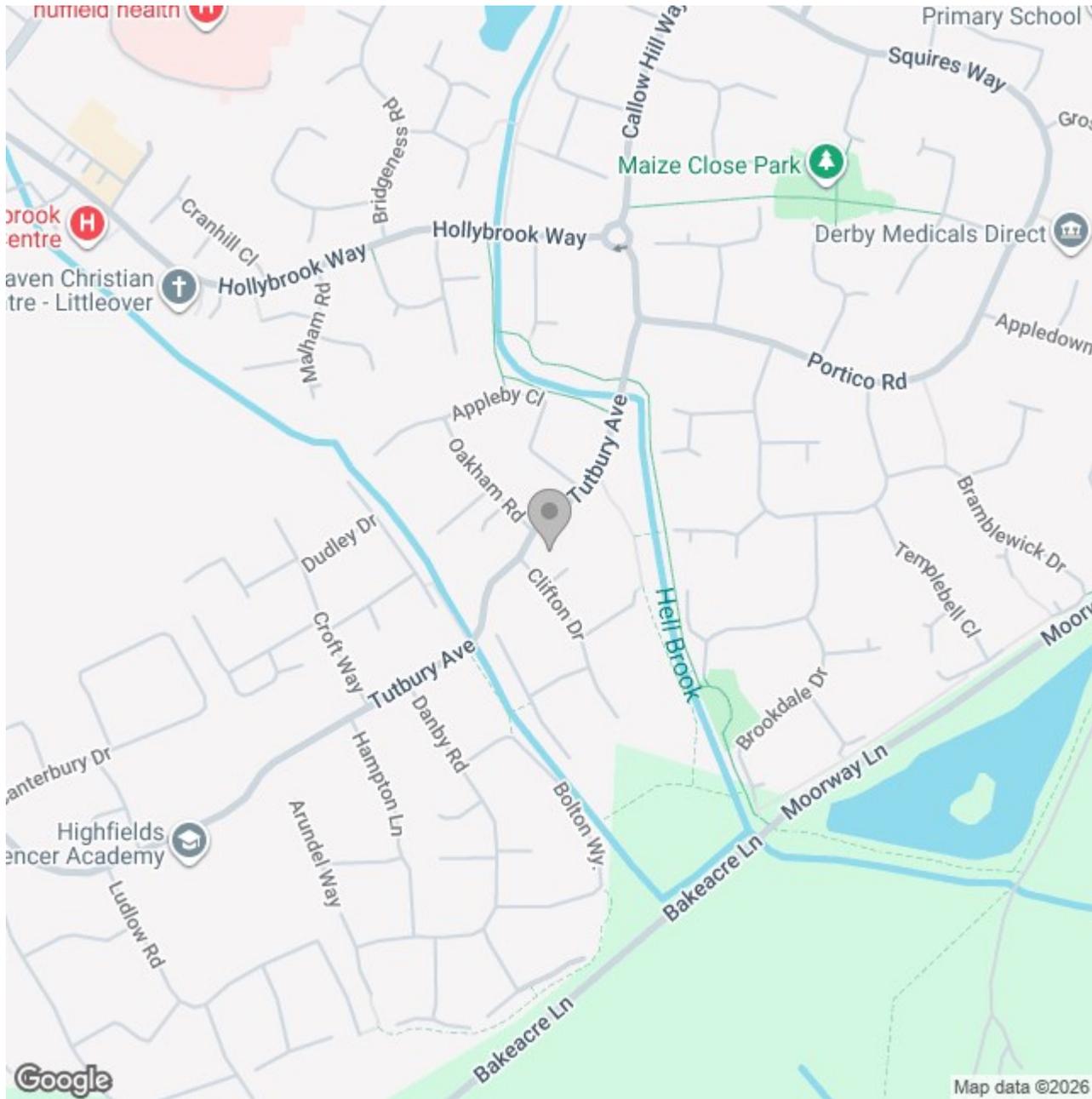
Approximate total area<sup>(1)</sup>

83.2 m<sup>2</sup>  
897 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



## 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>85</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	