





**\*\*\*\* IMPRESSIVE MODERN HOME WITH A GOOD SIZE LANDSCAPED GARDEN \*\*\*\***

Beautiful presented offering a hall, guest cloakroom, lounge with doors onto the garden, fitted dining kitchen with built in appliances. Three first floor bedrooms, en suite shower room and a family bathroom. Landscaped garden and a driveway. **INTERNAL VIEWING HIGHLY RECOMMENDED.**



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Upvc double glazed doors onto the garden and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated dishwasher, washing machine and fridge freezer. Upvc double glazed window and a radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Built in 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

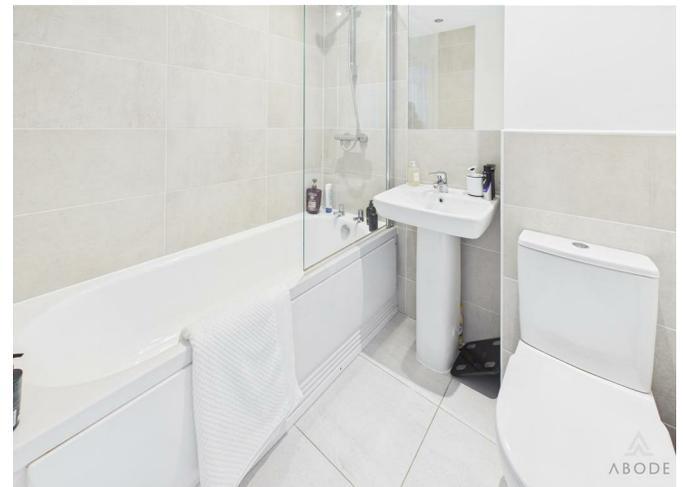
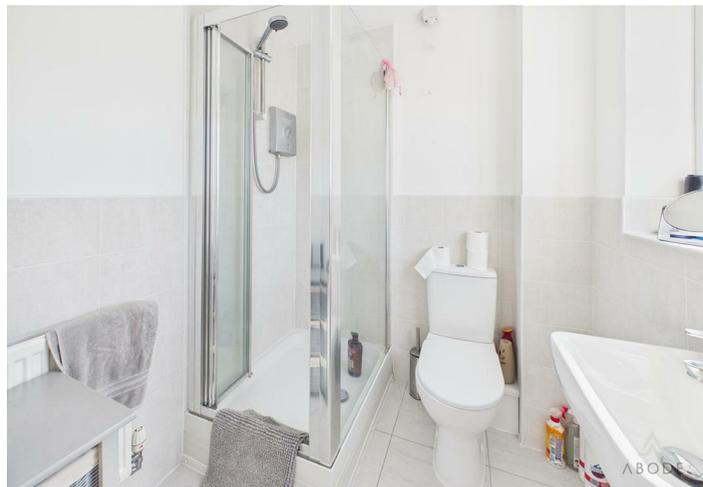
Panel enclosed bath, wash hand basin, low flush wc, radiator.

## OUTSIDE



Long drive down the side with side gated access to the enclosed rear garden offering a paved seating areas and a lawn.











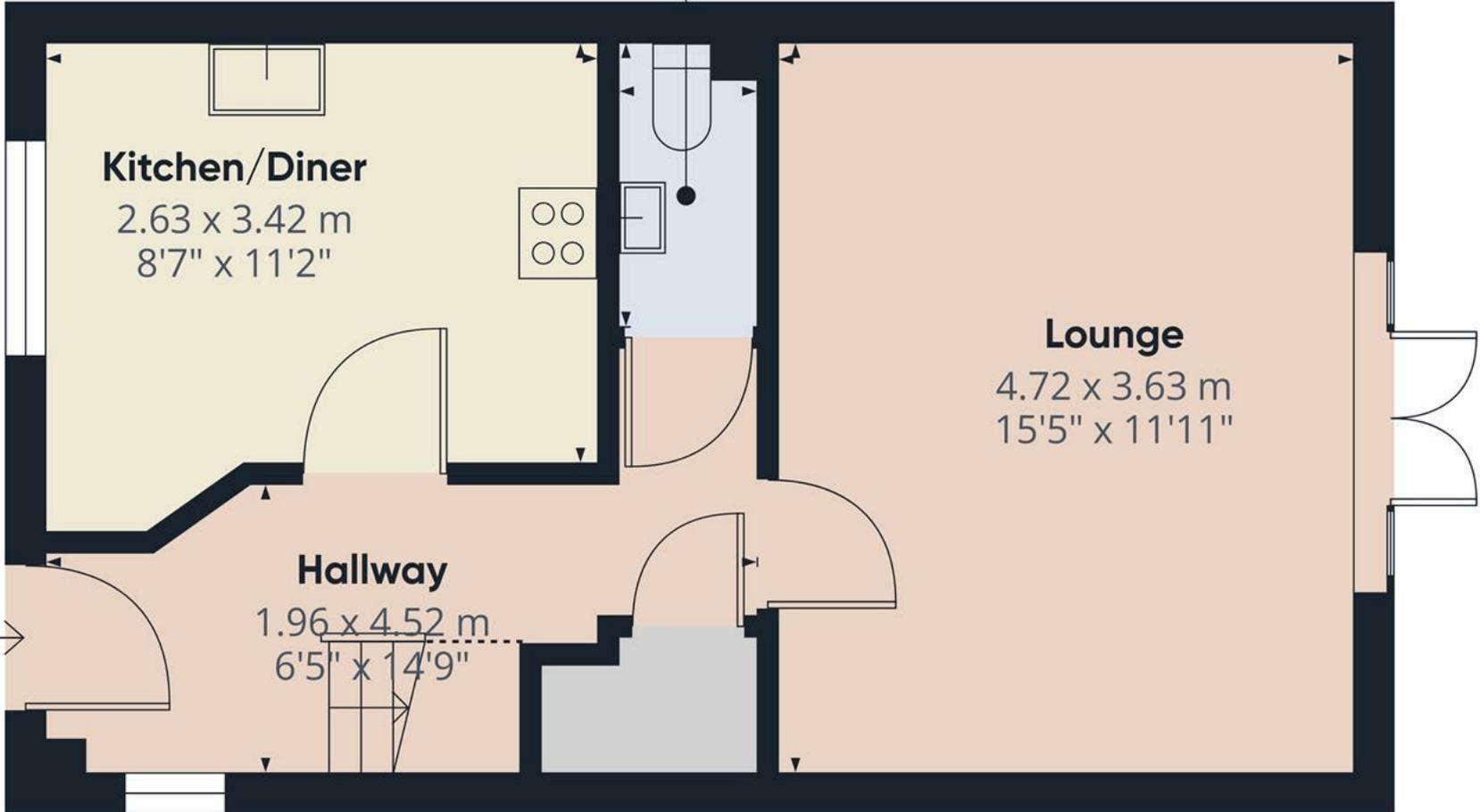








**WC**  
1.87 x 1.02 m  
6'1" x 3'4"



**Kitchen/Diner**  
2.63 x 3.42 m  
8'7" x 11'2"

**Lounge**  
4.72 x 3.63 m  
15'5" x 11'11"

**Hallway**  
1.96 x 4.52 m  
6'5" x 14'9"

**Approximate total area<sup>m</sup>**  
38.1 m<sup>2</sup>  
409 ft<sup>2</sup>

**Reduced headroom**  
0.9 m<sup>2</sup>  
9 ft<sup>2</sup>

(1) Excluding balconies and terraces

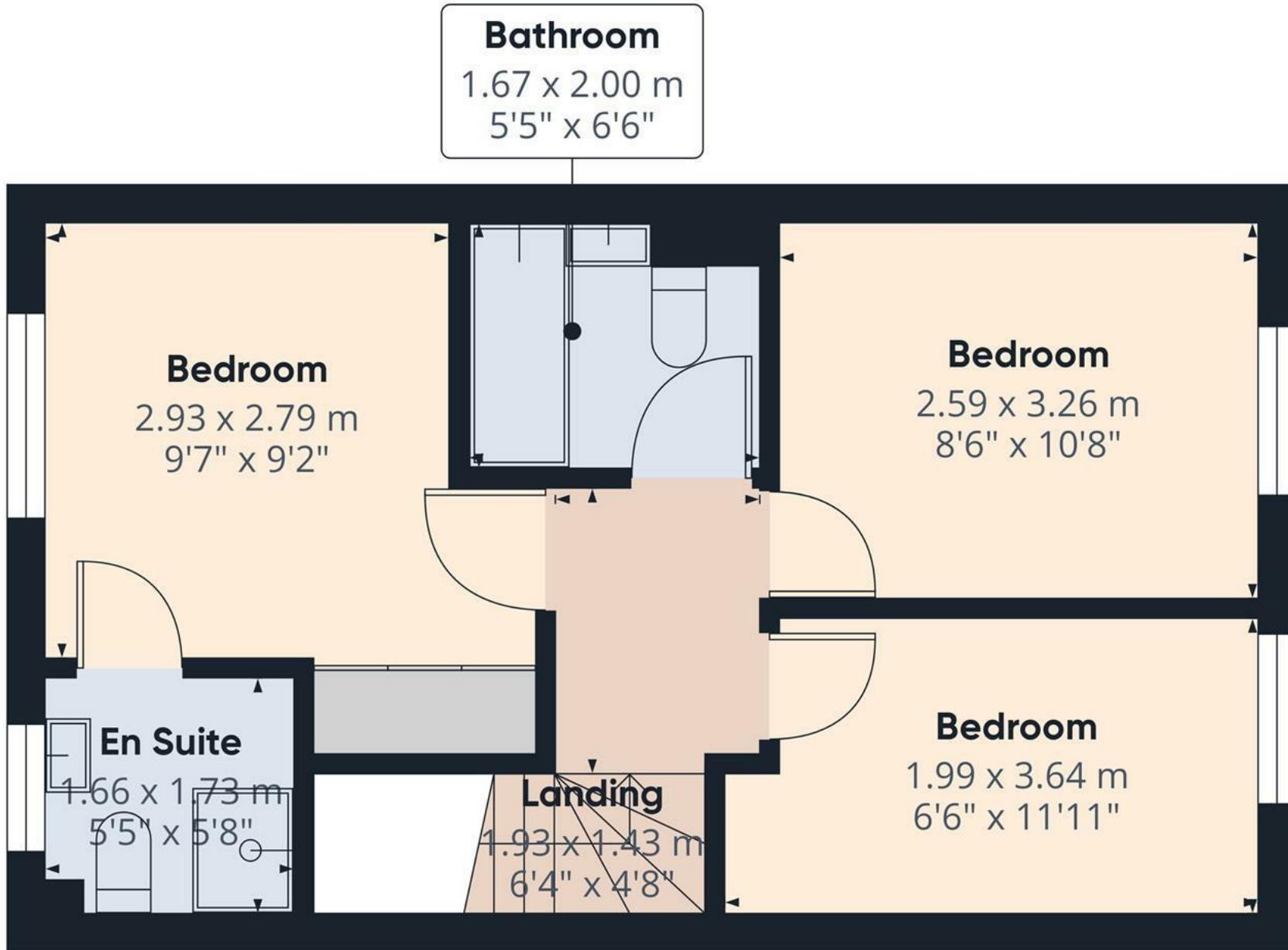
Reduced headroom  
Below 1.5 m/5 ft

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

**GIRAFFE360**



Floor 0



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

34 m<sup>2</sup>  
365 ft<sup>2</sup>

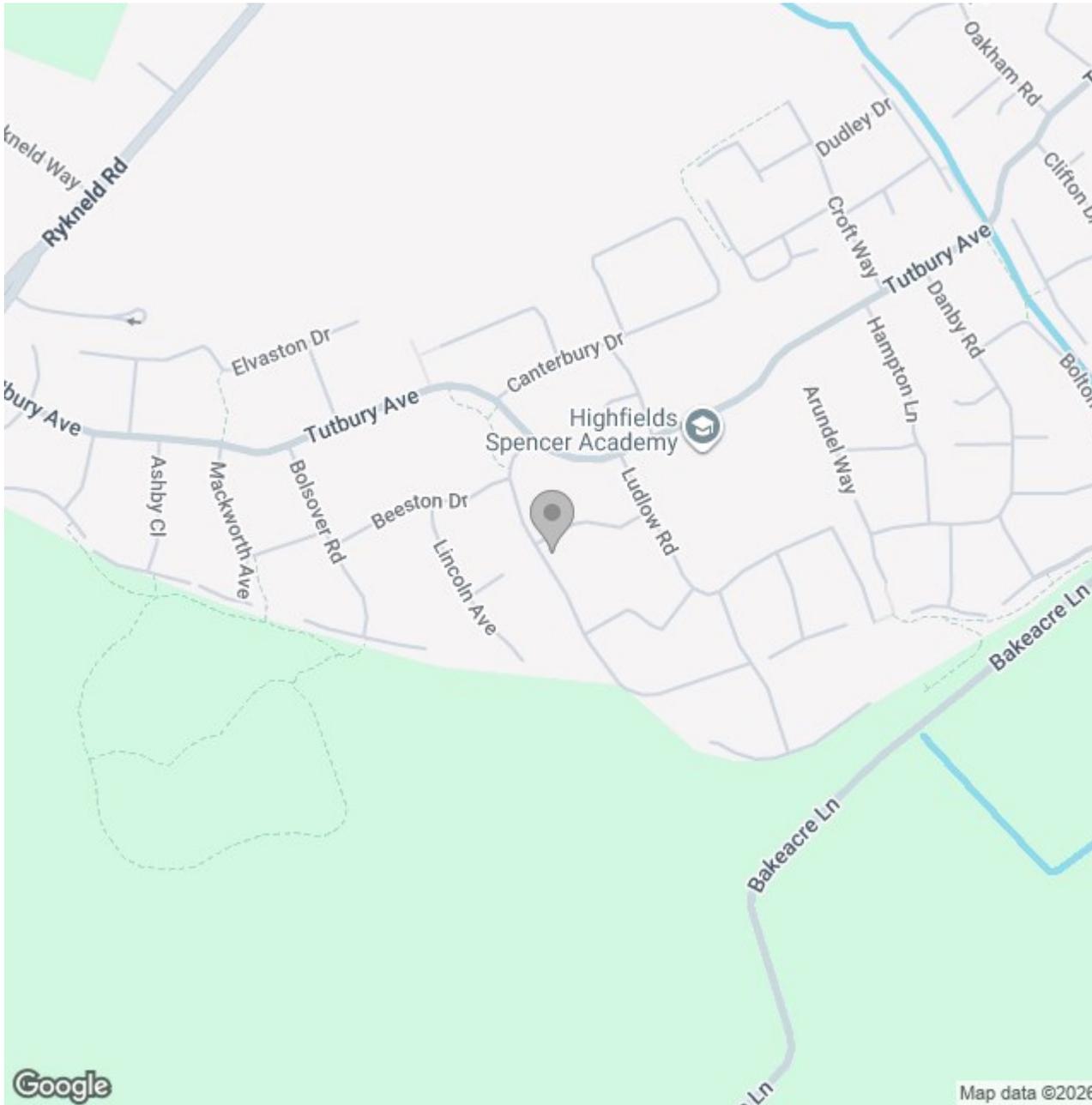
(1) Excluding balconies and terraces

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>95</b>
(81-91) <b>B</b>	<b>83</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	