





**** QUIET POSITION ON A POPULAR DEVELOPMENT **** Modern property on a great plot offering a hall with guest cloakroom, open plan living with fitted kitchen and doors onto the garden. Two double bedrooms and a bathroom. Long drive and an enclosed rear garden.



HALL

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

CLOAKROOM

Low flush wc, wash hand basin and radiator.

KITCHEN AREA

Fitted kitchen with work surfaces and a sink and drainer unit. Fitted oven and hob, appliance spaces, upvc double glazed window.

LIVING SPACE

Radiator, upvc double glazed doors onto the garden and stairs to the first floor.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

BATHROOM

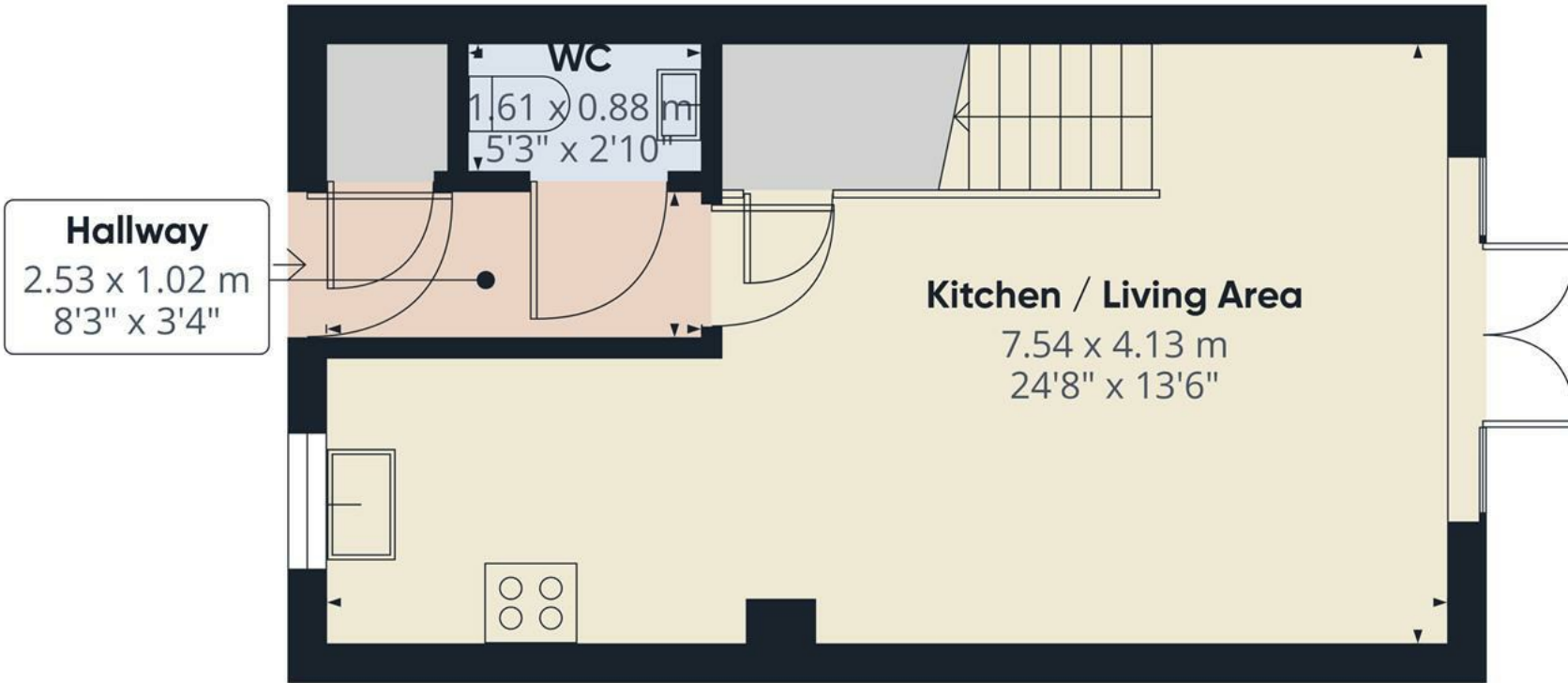
Panel enclosed bath, low flush wc, wash hand basin and radiator.

OUTSIDE

Enclosed rear garden with a lawn. Side long drive for 2 cars.







Approximate total area⁽¹⁾
30.8 m²
332 ft²

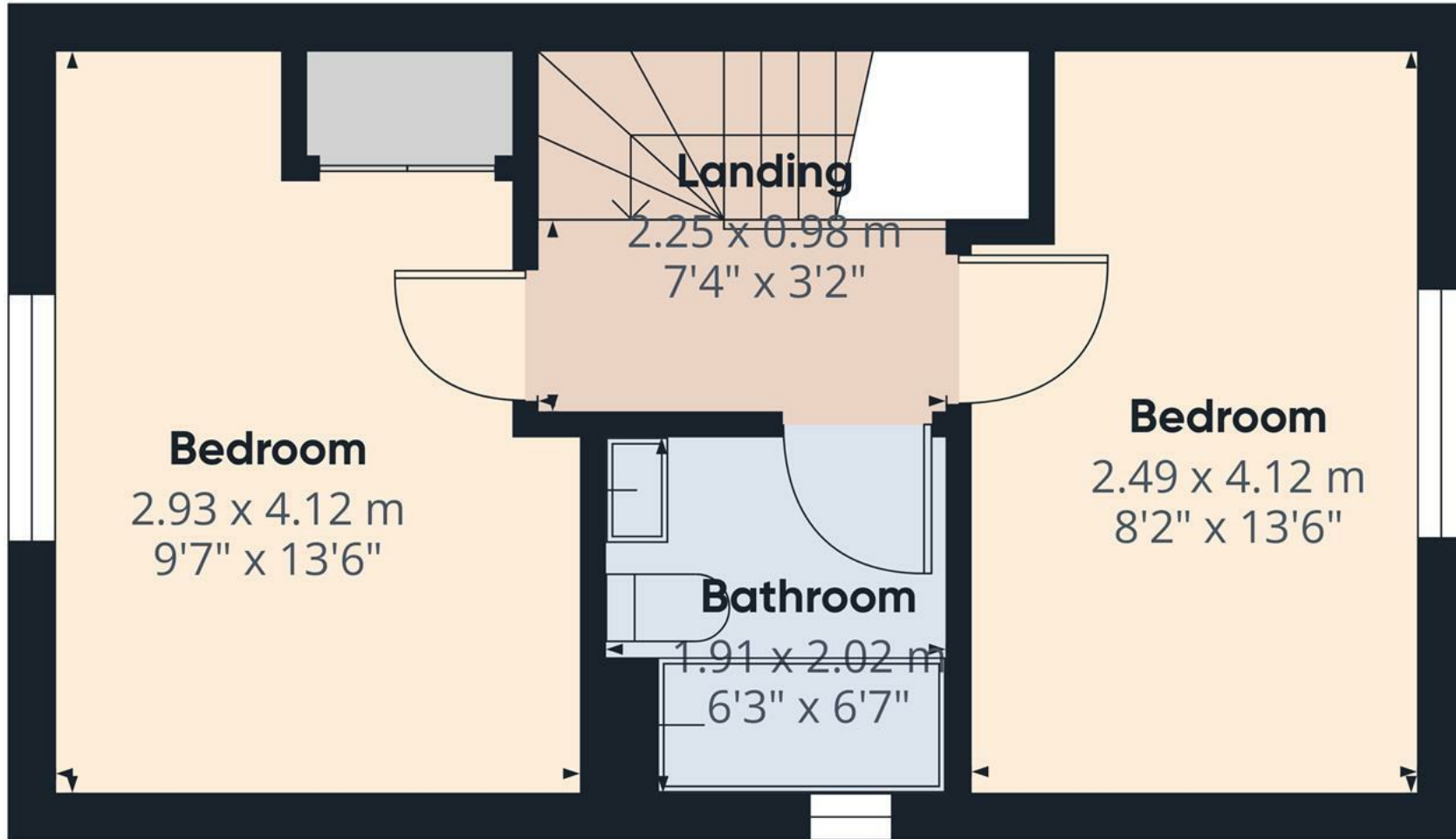
(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area⁽¹⁾

26.7 m²
288 ft²

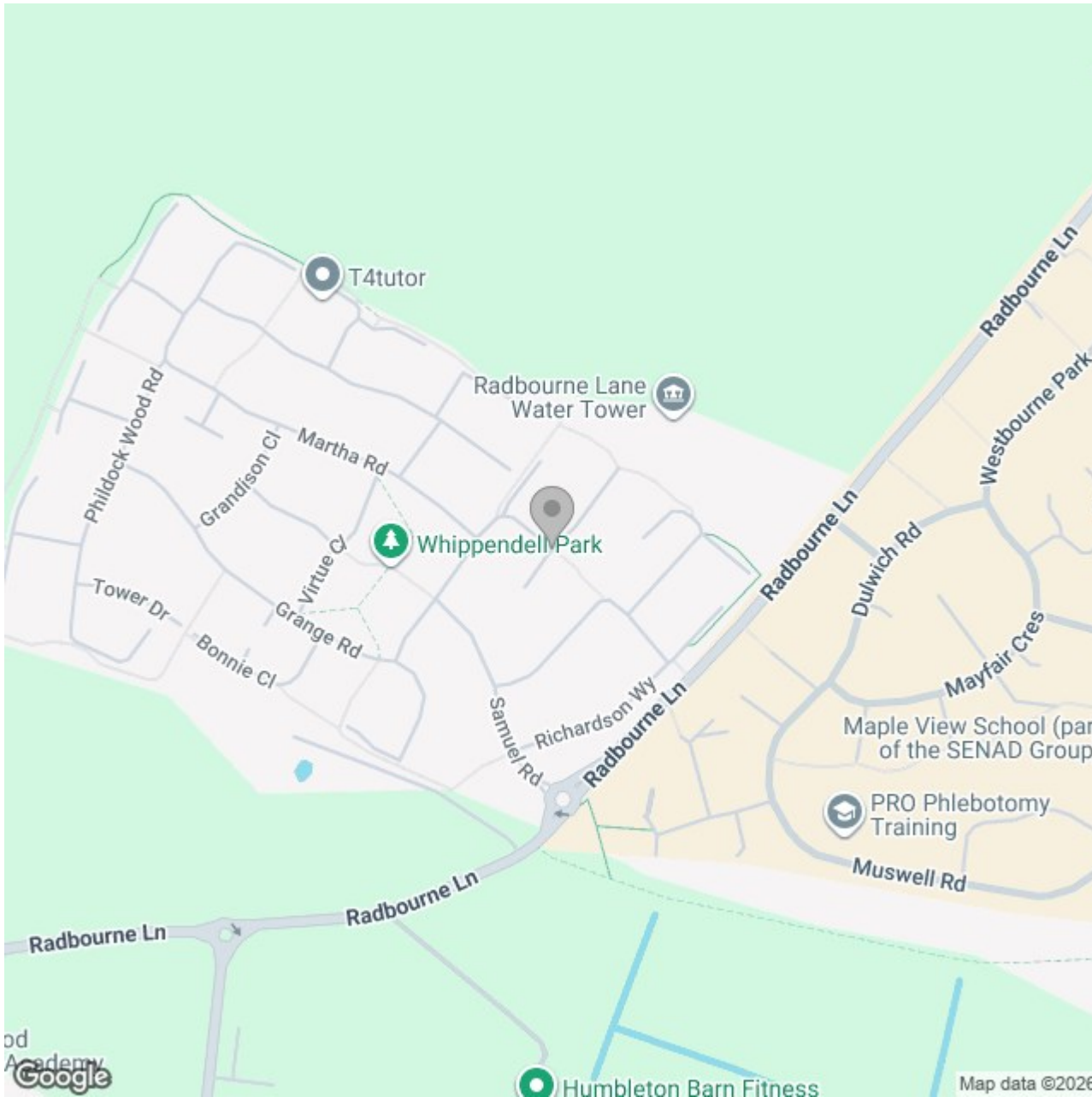
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Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	