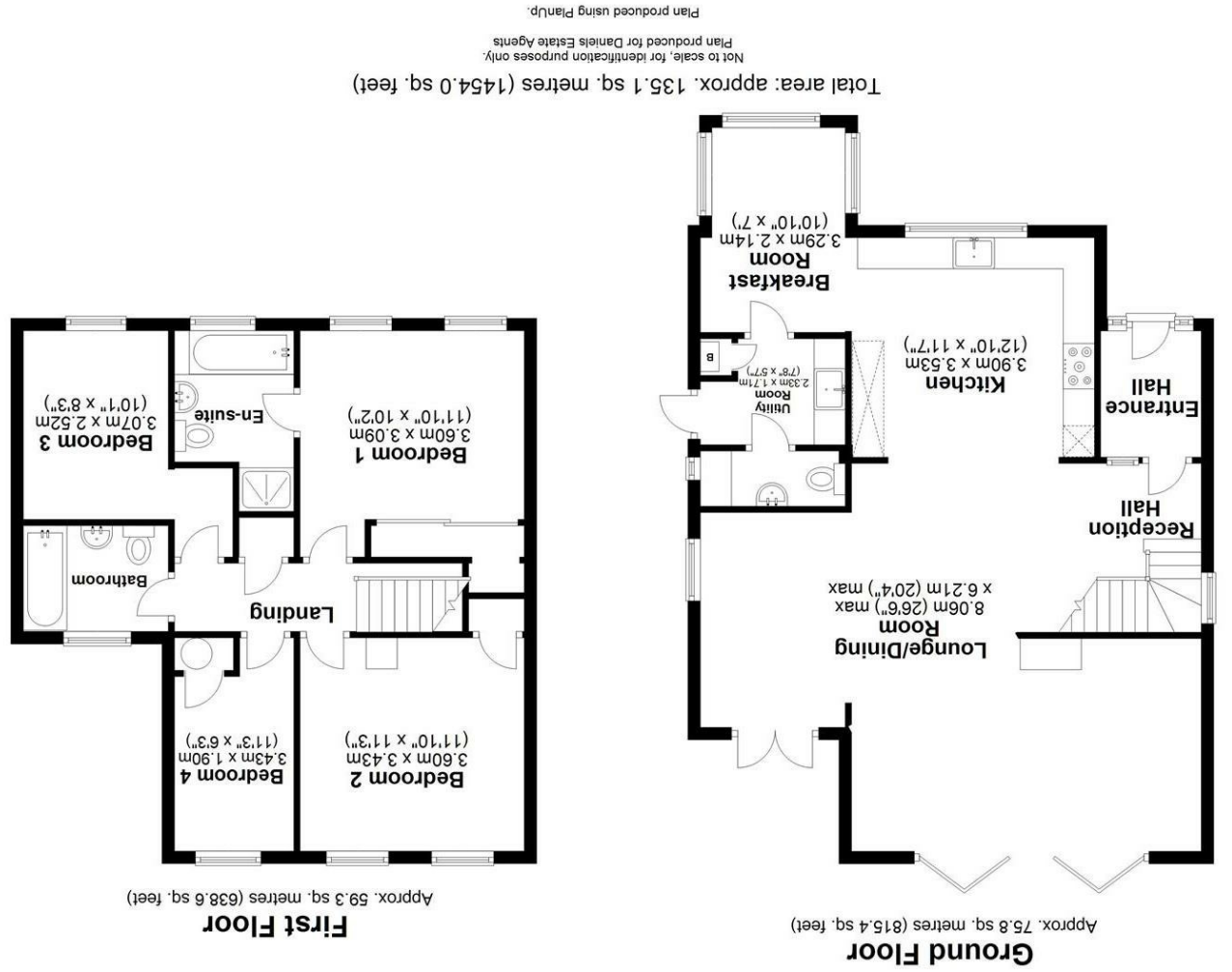


England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Potential	Current	Potential	Current
Very energy efficient - lower running costs (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G		Very environmentally friendly - lower CO2 emissions (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G	
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	







### Entrance Hall

A hard wood part glazed front door with windows to side. Covered ceiling. Tiled flooring. Further door to:

### Reception Hallway

Coved ceiling. Down lighters. Window to side. Oak stairs with glass banisters to first floor. Oak engineered flooring with under floor heating. Opening onto:

### Dining Area

Double glazed patio doors to rear and window to side. Coved ceiling. Oak engineered flooring with under floor heating. Opening onto:

### Living Room

Coved ceiling. Down lighters. Double glazed bi-folding doors to rear. Oak engineered flooring with under floor heating.

### Kitchen

A wood fronted Shaker style kitchen with granite work surface and upstanding. Inset butlers sink with mixer tap. Integrated appliances to include double over, gas hob and extractor fan, dishwasher and space for American style fridge/freezer. Down lighters. Tiled flooring with under floor heating. Double glazed window to front. Opening onto:-

### Breakfast Room

Double glazed windows to front and side. Vaulted ceiling. Tiled flooring with under floor heating. Door to:-

### Utility Room

Double glazed door to side. Wall and base units with inset butler sink and mixer tap. Space for washing machine. Cupboard housing Worcester gas boiler. Tiled flooring. Door to:-

### Cloak Room

Double glazed window to side. Low level WC. Wash hand basin. Storage cupboard. Additional utility area and space for tumble dryer. Extractor fan.

### Landing

Access to boarded loft via drop down ladder. Storage cupboard. Doors to:-

### Master Bedroom

Double glazed windows to front. Coved ceiling. A range of built-in wardrobes with mirror fronted sliding doors. Radiator. Wood effect flooring. Door to:

### En-Suite Bathroom

A fully tiled bathroom suite comprising: Double glazed window to front. Bath with mixer tap and shower attachment. Glazed shower cubicle with over head shower and detachable wand. Wash hand basin. Low level WC. Down lighters. Extractor fan. Chrome heated towel rail.

### Bedroom Two

Double glazed window to rear. Coved ceiling. Radiator. Wood effect flooring.

### Bedroom Three

Double glazed window to front. Coved ceiling. Radiator. Wood effect flooring.

### Bedroom Four

Double glazed window to rear. Airing cupboard housing hot water cylinder. Radiator.

### Bathroom

Double glazed window to rear. A part tiled suite comprising: Bath with mixer tap and shower attachment. Vanity wash hand basin back to wall WC. Extractor fan. Radiator.

### Front

A landscaped front garden with block paved steps and driveway leading up to the front door. Parking for three vehicles.

### Rear Garden

A large patio area with retaining brick wall and stairs leading up to 125' plus of south/east facing rear garden. Well stocked borders with fish pond and rockery. A variety of sheds, a green house, external waters supply, power supply and lighting.

