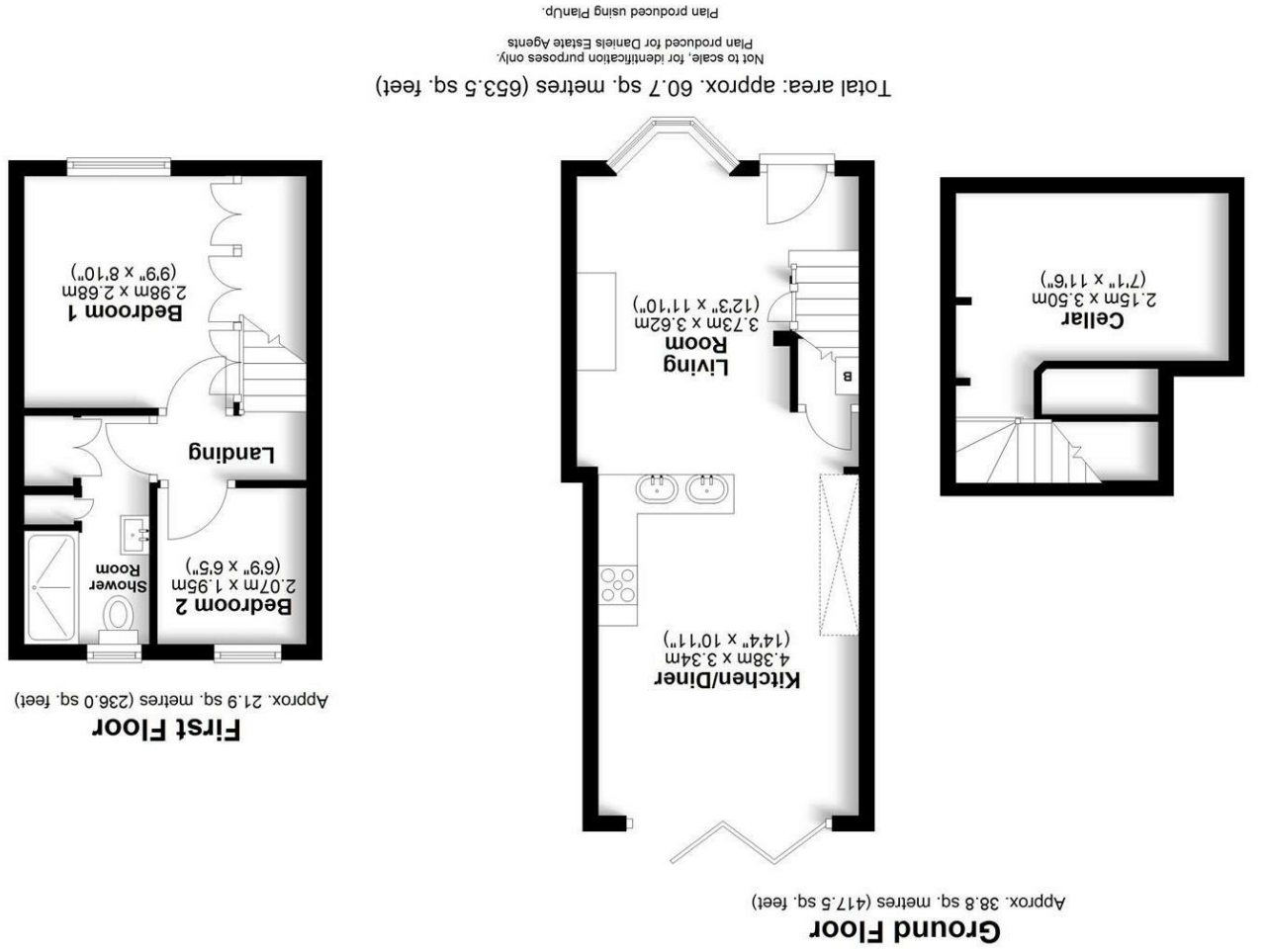


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) G	
Potential		
Current		

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







**Living Area**

Composite front door. Double glazed bay window to front. Oak flooring. Low voltage downlighters. Bespoke storage cupboards and shelving and further bespoke under stairs storage. Radiator

**Kitchen**

Fitted with a range of wall and base mounted units in contrasting wood and high gloss finish with work tops over. Inset round bowl and separate drainer bowl sink units with swan neck mixer tap over. Built in stainless steel Smeg double oven and matching five ring gas hob with integrated extractor over. Mosaic tiled upstand. Space and plumbing for dishwasher, washing machine and drier.

**Dining Area**

Wooden bi-fold doors to rear garden. Understairs storage with wall mounted gas boiler. Radiator.

**Landing**

Doors to:

**Bedroom One**

Double glazed window to front. Full wall of bespoke wardrobe cupboards. Radiator

**Bedroom Two**

Double glazed window to rear. Radiator.

**Bathroom**

Frosted double glazed window to rear. Double shower tray with thermostatic shower with rainfall shower head and hand held wand attachment. Low level W.C. Pedestal wash hand basin. Bespoke storage cupboards.

**Garden**

A delightful courtyard style private rear garden with brick and fenced boundaries, decked area with raised planters.

**Cellar**

Useful storage area. Please note this area is not full head height.

