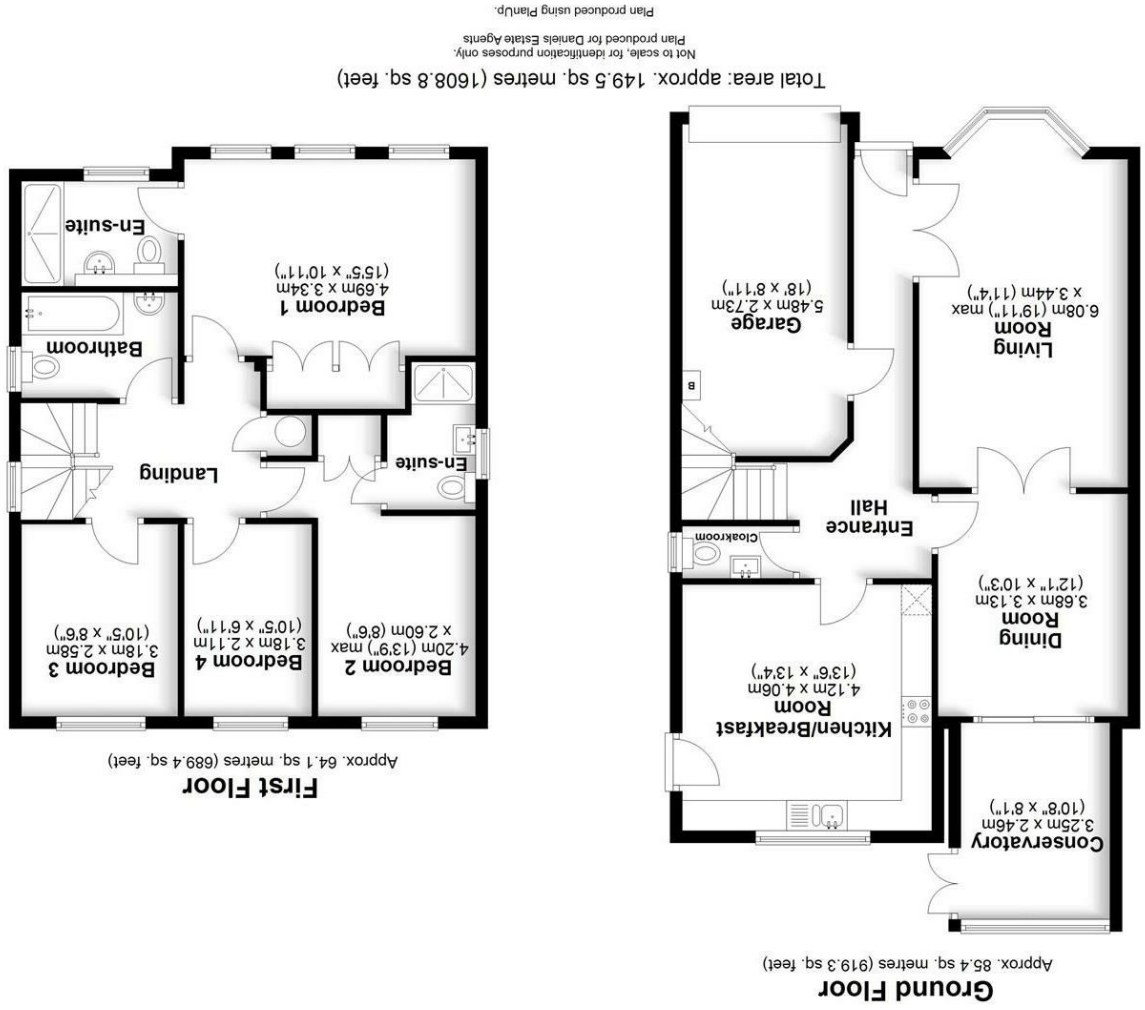


England & Wales		EU Directive 2002/91/EC
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A	
	(81-91) B	
	(69-80) C	
	(55-68) D	
	(39-54) E	
	(21-38) F	
Not environmentally friendly - higher CO ₂ emissions	(1-20) G	
Potential	Current	

Environmental Impact (CO₂) Rating

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

Energy Efficiency Rating





Entrance Hall

A part glazed front door. Coved ceiling. Radiator. Oak flooring. Stairs to first floor. Door to integral garage.

Cloak Room

Double glazed window to side. Pedestal wash hand basin. Low level WC. Radiator

Living Room

Double glazed bay window to front. Coved ceiling. Oak flooring. Radiators. Double doors leading to :-

Dining Room

Double glazed sliding patio doors leading to conservatory. Coved ceiling. Oak flooring. Radiator.

Conservatory

Double glazed windows and double doors leading to rear garden. Tiled flooring with underfloor heating.

Kitchen

A wide range of wall and base mounted units with roll top work surfaces. Inset stainless steel sink unit with mixer tap and tiled splash back. Integrated electric oven with gas hob with extractor fan over. Integrated dishwasher. Space and plumbing for washing machine, tumble dryer and fridge/freezer. Double glazed window to rear and part glazed door to side. Radiator.

Landing

Double glazed window to side. Access to boarded loft via drop down ladder. Coved ceiling. Airing cupboard housing hot water cylinder. Doors to:-

Master Bedroom

Double glazed windows to front. A range of built-in wardrobes. Coved ceiling. Oak flooring. Radiator.

En Suite

Double glazed window to front. Glazed shower cubicle. Pedestal wash hand basing. Low level WC. Part tiled walls and tiled flooring. Radiator. Extractor fan.

Bedroom Two

Double glazed window to rear. Coved ceiling. Oak flooring. Built-in wardrobe. Radiator. Door to:-

En Suite

A refitted shower room comprising: Glazed shower cubicle. Vanity wash hand basin. WC. Part tiled walls and tiled flooring. Double glazed windows to side. Radiator. Extractor fan.

Bedroom Three

Double glazed window to rear. Coved ceiling. Oak flooring. Radiator.

Bedroom Four

Double glazed window to rear. Coved ceiling. Oak flooring. Radiator.

Family Bathroom

Double glazed window to side. Panelled bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level WC. Part tiled walls and tiled flooring. Radiator. Extractor fan.

Garden

Mainly laid to lawn with large decked patio area and fencing to boundaries. Side access via gate. External water supply and lighting.

Garage

Single garage with up and over door to front. Wall mounted gas boiler.

Driveway

Driveway providing off street parking for two cars.

