

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	

Environmental Impact (CO<sub>2</sub>) 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 Hallway

Radiator. Recessed downlighters. Access to insulated loft space. Doors to:

### Bedroom One

Double glazed bay window to front. Contemporary style radiator. Built in wardrobes. Feature wall.

### Bedroom Two

Double glazed window to front. Radiator. Wooden flooring.

### Bathroom

Double glazed frosted window to side. Fully tiled walls and floor. Ball and claw freestanding bath with sidefill taps. Wall hung basin with vanity unit. Low level WC. Glazed shower cubicle with rainfall shower head and additional handheld shower attachment and recessed storage shelving. Ladder style chrome radiator.

### Living Room

Part glazed French doors. Contemporary style radiator. Feature fire place. Archway through to:

### Kitchen/ Diner

Fitted with a range of wall and base mounted units with quartzstone work surfaces and upstands over. Sink with mixer tap over. Two fitted Bosch ovens. Induction hob. Integrated dish washer. LVT flooring. Double glazed picture window and French doors to rear garden. Contemporary style radiator. Recessed and low level lighting.

### Rear Garden

Good size patio area with raised lawn and shrub borders. Fencing to boundaries. Mature trees to rear. Access to front via side.

### Parking and Garage

Garage with personal door to garden. Parking for one car in front of the garage and shared driveway.

