

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





Reception hallway

A substantial contemporary chalet style home offering three bedrooms, all with en-suites, four reception rooms and a double depth garage on a corner plot in Park Street to the south of the City centre. The property offers a host of additional features including a luxury kitchen with integrated Miele appliances, a sauna, hot tub and car port. Chain free sale. Please contact Daniels for further details.

Cloakroom

Luxury kitchen with integrated Miele appliances

Bedroom with dressing area and en-suite bathroom

Bedroom with mezzanine area and en-suite shower

Further bedroom with en-suite

Living room with log burner and galleried landing

Dining area

Garden room with bi-fold doors

Home office

Reception galleried landing

Huge first floor family/entertaining room

Sauna

Shower room

Low Maintenance Garden

Driveway with ample parking and car port

EV charging point

