

| England & Wales | | EU Directive 2002/91/EC | |
|-----------------|----|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|
| Potential | 79 | Very energy efficient - lower running costs | Not energy efficient - higher running costs |
| Current | 76 | <div><div>A (92 plus)</div><div>B (81-91)</div><div>C (69-80)</div><div>D (55-68)</div><div>E (39-54)</div><div>F (21-38)</div><div>G (1-20)</div></div> | |





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

