

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	88
		74
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		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		







### Entrance Hall

A part glazed UPVC front door. Stairs leading to first floor. Coved ceiling. Radiator. Wood effect flooring. Opening onto:-

### Kitchen

Double glazed window to front. A range of well fitted wall and base mounted units with roll top work surface. Stainless steel sink unit with mixer tap and tiled splash backs. Integrated electric oven with gas hob and extractor fan over. Integrated fridge/freezer and dish washer. Plumbing for washing machine. Coved ceiling. Down lighters. Tiled flooring.

### Cloak Room

Double glazed window to side. Pedestal wash hand basin. WC. Coved ceiling. Down lighters. Particles walls. Wood effect flooring. Radiator.

### Living Room

A good size living room with double glazed sliding patio doors to rear. Coved ceiling. Radiators . Gas feature fire place.

### Dining Room

Double glazed patio doors and window to rear with additional double glazed window to front. Coved ceiling. Radiator. Wood effect flooring.

### Landing

Coved ceiling. Access to part boarded loft via drop down ladder. Doors to:-

### Master Bedroom

Double glazed windows to front. Radiator. Down lighters. A wall of fitted wardrobes with mirror front sliding doors. Door to:-

### En-Suite

Double glazed window to front. Shower cubicle with Mira electric shower. Pedestal wash hand basin. WC. Heated towel rail. Down lighters. Part tiled walls and flooring. Shaver point.

### Bedroom Two

A good size double bedroom with double glazed window to front. Radiator.

### Bedroom Three

Double glazed window to rear. Radiator.

### Study/Bedroom Four

Double glazed window to rear. Radiator.

### Family Bathroom

A modern bathroom suite comprising :- panelled bath with mixer tap, glazed shower screen and Mira electric shower pedestal wash hand basin. WC. Particles walls and tiled flooring. Down lighters. Extractor fan. Shaver point

### Shed/Workshop

A useful storage area with doors to front and rear. Power and light. Work bench.

### Garden

A well maintained south/west facing garden mainly laid to lawn with well stocked borders. A large decked patio and fence to all boundaries. External lighting. Water tap

### Front & Parking

A block paved drive with parking for three vehicles. Planted flower beds. Water tap and external lighting.

