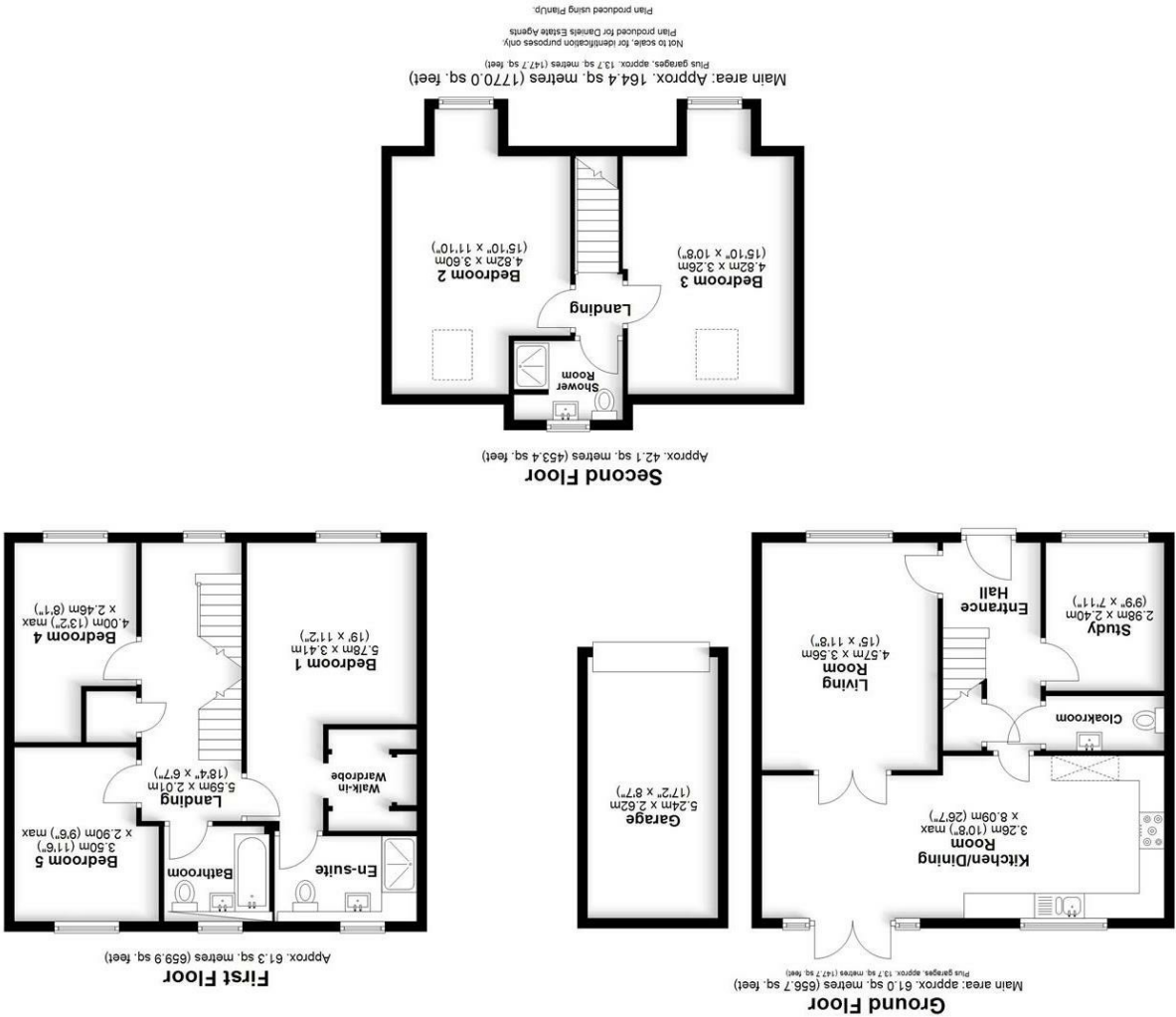


England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very environmentally friendly - lower CO2 emissions
		A (92 plus)
		B (81-91)
		C (69-80)
		D (55-68)
		E (39-54)
		F (21-38)
		G (1-20)
		Not environmentally friendly - higher CO2 emissions

Environmental Impact (CO₂) Rating

England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
93	86	
		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





Entrance Hall

UPVC front door. Stairs to first floor with built in storage under. Radiator. Doors to:-

Study

Double glazed window to front. Radiator.

Cloakroom

Wash hand basin. WC. Radiator. Extractor fan. Part tiled walls and tiled floor.

Kitchen/Dining Room

A modern range of Shaker style wall and base units with Quartz stone work tops and up stands. Inset stainless steel sink with mixer tap. A range of AEG integrated appliances to include: double oven, 5 ring gas hob, fridge/freezer, dishwasher and washer/dryer. Tiled flooring. Ideal Logic boiler. Patio doors and double glazed windows to rear. Double doors leading to:

Living Room

Double glazed windows to front with shutters. Radiator. Down lighters.

First Floor Landing

Airing cupboard housing hot water system. Double glazed windows to front. Stairs leading to second floor. Doors to:

Master Bedroom

Double glazed windows to front. Radiator. Walk in wardrobe. Door to:

En-Suite

A fully tiled shower room comprising: A glazed double shower cubicle. Vanity wash hand basin. WC. Down lighters. Heated towel rail. Extractor fan. Double glazed window to rear.

Bedroom Five

Double glazed window to rear. Radiator.

Bedroom Four

Double glazed window to front. Radiator.

Family Bathroom

A fully tiled bathroom comprising: Panelled bath with glazed shower screen, mixer tap and shower over. Vanity wash hand basin. WC. Downlighters. Heated towel rail. Extractor fan. Double glazed window to rear.

Second Floor Landing

Doors to:-

Bedroom Two

Double glazed windows to front and Velux window to rear. Radiator.

Bedroom Three

Double glazed windows to front and Velux window to rear. Radiator. Access to loft storage space

Shower Room

A fully tiled shower room comprising: Glazed shower cubicle. Vanity wash hand basin. WC. Down lighters. Heated towel rail. Extractor fan. Double glazed window to rear

Garage

Up and over door to front. Power and light.

Garden

A generous size rear garden mainly laid to lawn with patio area and fencing to boundaries. Side gate for access. External lighting and water supply.

Parking

Driveway with parking for several cars

Estate Charge

Approximately £250 per annum.

