





#### Property Info:

Tenure: Freehold

Parking: Driveway To Front With Single Garage

Gardens: Enclosed To Rear

Heating: Electric

Doors/windows: Double Glazed

Council tax band:

EPC rating band: D

Mains Drainage & Water

#### Entrance Hall

With radiator, smoke alarm, heating thermostat, BT phone point.

#### Cloakroom

Providing a pedestal wash hand basin with mixer tap, low level wc, radiator, vinyl flooring, extractor fan and electric fuse box.

#### Living Room 15' x 12' 7" ( 4.57m x 3.84m )

With TV point, BT phone point, a full length deep understairs storage cupboard, radiator and doors leading out to the rear garden.



#### Kitchen 9' 5" x 5' 9" ( 2.87m x 1.75m )

Providing a full range of wall and base level units, space for a fridge freezer and there is also potential for a dishwasher, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, built in electric oven with a four ring ceramic hob with extractor hood above, vinyl floor covering, radiator.

#### First Floor Landing

With radiator, smoke alarm.

Bedroom Two 12' 7" maximum x 8' 3" plus door recess ( 3.84m maximum x 2.51m plus door recess )  
With a built in full length wardrobe utilising the stairwell area, radiator and views over the green.

Bedroom Three 8' 8" x 6' 9" ( 2.64m x 2.06m )  
Radiator.

#### Family Bathroom

Comprising of a white suite with bath, low level wc, pedestal wash hand basin with mixer tap, radiator, extractor fan and vinyl flooring.

#### Second Floor

Master Bedroom 12' 9" maximum x 12' 7" maximum  
narrowing to 9ft5 ( 3.89m maximum x 3.84m maximum  
narrowing to 9ft5 )

Providing a full length cupboard housing the hot water system and the solar panel system, TV and BT phone point. There is also a double wardrobe, radiator and access into the insulated loft space.

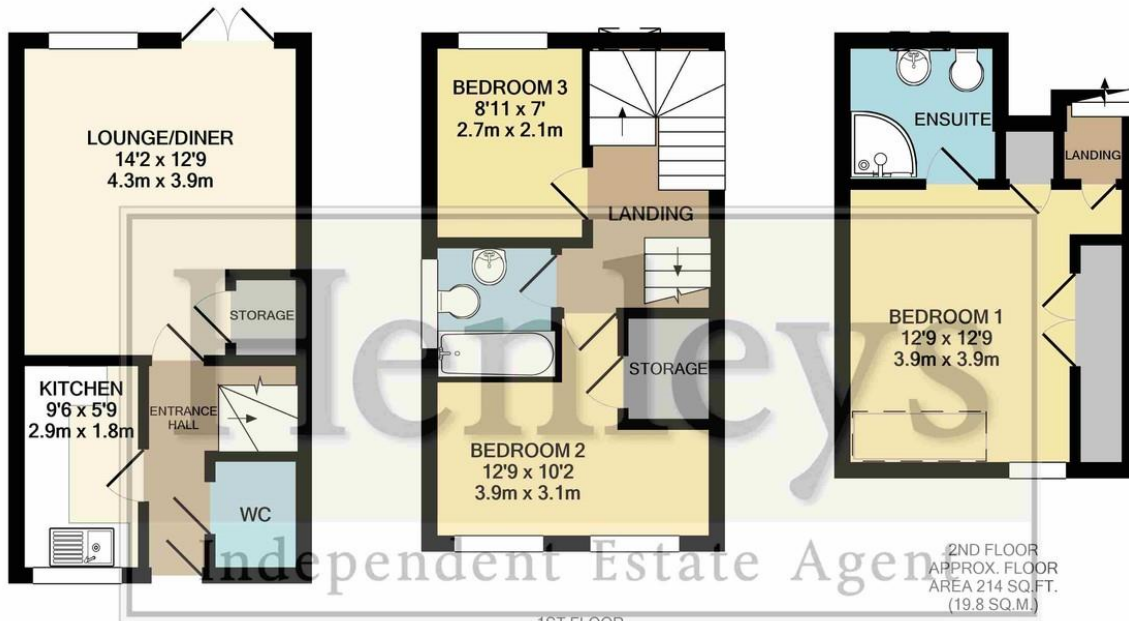
#### Ensuite Shower Room

Providing a shower cubicle, low level wc, pedestal wash hand basin with mixer tap, laminated flooring, extractor fan, radiator.

#### Outside

To the side of the property there is a driveway providing off street parking and access into the GARAGE. The garage provides power and light. To the rear of the property there is a fully enclosed, fully fenced rear garden with a patio and the remainder of the garden is laid to lawn. There is also a side access to the garage and to the front of the property there is an outside tap.





GROUND FLOOR  
APPROX. FLOOR  
AREA 302 SQ.FT.  
(28.1 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 284 SQ.FT.  
(26.4 SQ.M.)

2ND FLOOR  
APPROX. FLOOR  
AREA 214 SQ.FT.  
(19.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 800 SQ.FT. (74.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		