





Modern three bedroom detached home in sort after location just a few minutes walking distance to town. The property benefits from a mature well presented garden and single garage with parking.

Tenure: Freehold

Parking: Garage & Off Road Parking

Gardens: Rear

Heating: Gas central heating

Council Tax Band : C

EPC : D

#### ENTRANCE HALL

Kardean flooring, radiator

#### LIVING ROOM

Carpeting, patio doors to garden, window to front.

#### DINING ROOM

Karndean flooring, window to front, door to kitchen.

#### KITCHEN

Tiled flooring, window to rear, door to garden, range of modern base and eye level units, electric cooker, gas hob with extractor over, stainless steel sink, tiled splashback, laminate work surface, space for fridge/freezer, dishwasher and washing machine.

#### CLOAKROOM

Karndean flooring, toilet and sink.



### BEDROOM 1

Carpeting, window to front

### ENSUITE

Laminate flooring, shower, toilet, pedestal sink, window to side.

### BEDROOM 2

Carpeting, window to front.

### BEDROOM 3

Carpeting, window to rear.

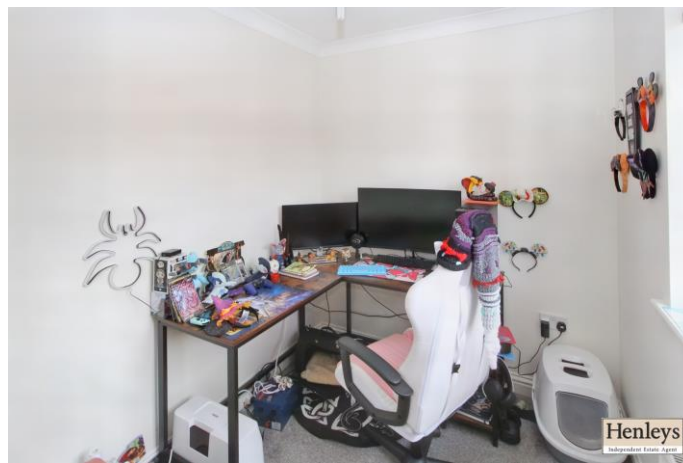
### BATHROOM

Laminate flooring, bath, toilet, pedestal sink, tiled splashback, window to rear.

### OUTSIDE

Single garage with pedestrian access, parking, mature garden mostly to lawn with patio area and range of shrubs, gate for side access to garden.





Approx Gross Internal Area  
81 sq m / 872 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		