





A Modern SPACIOUS four bedroom home benefitting from 1388 SQFT of accommodation. The property would make a great family home or ideal investment purchase.

Tenure: Freehold

Council Tax Band: C

EPC: D

Property Type : Link Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1388 SQFT

Parking: Driveway

Utilities / Services

Electric Supply: Mains

Heating: Mains Air Source Heat Pump - Electric

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of

Listed – N/A

Conservation Area – No



## ENTRANCE HALL

Composite entrance door, vinyl flooring, UPVC door leading to rear garden and spotlights.

## KITCHEN/BREAKFAST ROOM

A modern kitchen with a range of wall and base units, electric hob and oven with fan above, space for American style fridge/freezer, integrated dishwasher, space for washing machine and tumble dryer, stainless steel sink, vinyl flooring, window to rear and spotlights. The dining area has space for a family size table with patio doors to the rear garden.

## LOUNGE

Window to front, carpet flooring and spotlights.

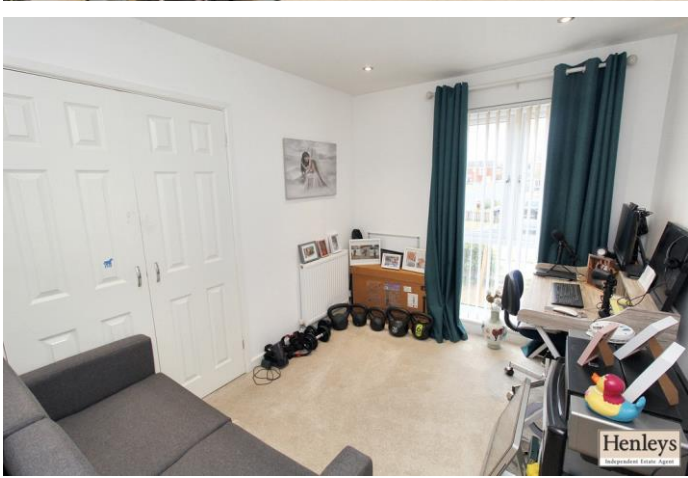
## MASTER BEDROOM

Window to front, double wardrobe, carpet flooring and spotlights.

## ENSUITE

Modern suite with double walk in shower, window to rear, tiled walls, vinyl flooring, spotlights, wc with vanity unit and sink, shaving point and heated towel rail.







#### FIRST FLOOR

#### LANDING

Spotlights, carpet flooring, large airing cupboard.

#### BEDROOM TWO

Double bedroom with window to rear, double wardrobe, carpet flooring and spotlights.

#### BEDROOM THREE

Window to front, carpet flooring, double wardrobe and spotlights.

#### BEDROOM FOUR

Double bedroom with window to rear, double wardrobe, carpet flooring and spotlights.

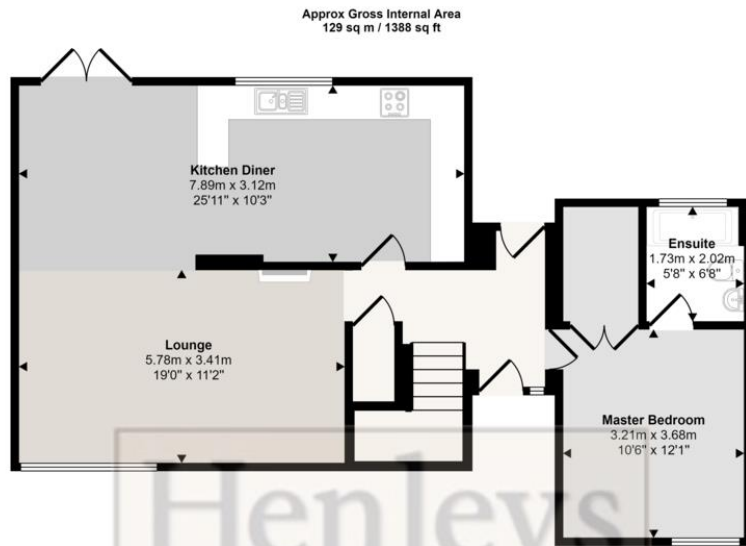
#### OFFICE/WARDROBE

The current owners use this room as walk in wardrobe but it can also be utilised as a study.

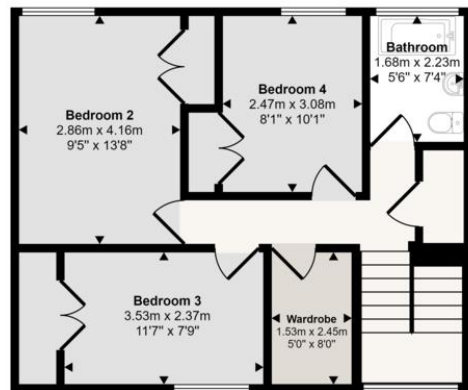
#### OUTSIDE

The property has a shingle driveway with plenty off road parking as well as a lawned area surrounded by low hedging, flowers and a mature tree. The rear garden is enclosed with a lawned area, patio area to the side, shed, gravel pathway and side access.





Ground Floor  
Approx 77 sq m / 824 sq ft



First Floor  
Approx 52 sq m / 564 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		82 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		