





This beautifully presented modern four bedroom detached property is offered to the market. The property benefits from a bright open plan kitchen diner with french doors to the garden, separate utility room, spacious living room, single garage with electric charging point and parking for two vehicles.

Tenure: Freehold

Council Tax Band: D

EPC: B

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1195

Parking: Single Garage & Driveway

Electric Supply: Mains

Heating: Mains Gas

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

Rights of Way – None that the vendor is aware of
Listed – N/A

Conservation Area – No

HALLWAY

Amtico flooring, cupboard, cloakroom.

CLOAKROOM

Amtico flooring, pedestal sink, toilet.

LIVING ROOM

Carpet flooring, wood paneling, electric fire with modern fire surround, windows to side.



KITCHEN/DINER

Amitco flooring, range of modern base and eye level units, wood effect work surface, gas hob with extractor over, oven, built in dishwasher, sink with mixer tap, window to garden, french doors to garden, window to front.

UTILITY ROOM

Amitco flooring, eye level units, space for washing machine and dryer, boiler, door to garden.

BEDROOM 1

Carpet flooring, built in wardrobes, paneling, window to side, ensuite.

ENSUITE

Amitco flooring, shower, pedestal sink, toilet, tiled splash back, heated towel rail.

BEDROOM 2

Carpet flooring, window to rear.

BEDROOM 3

Carpet flooring, window to front.

BEDROOM 4

Carpet flooring, built in wardrobe, window to front.

BATHROOM

Amitco flooring, bath with shower attachment, heated towel rail, toilet, pedestal sink, tiled splash back, window to front.



OUTSIDE

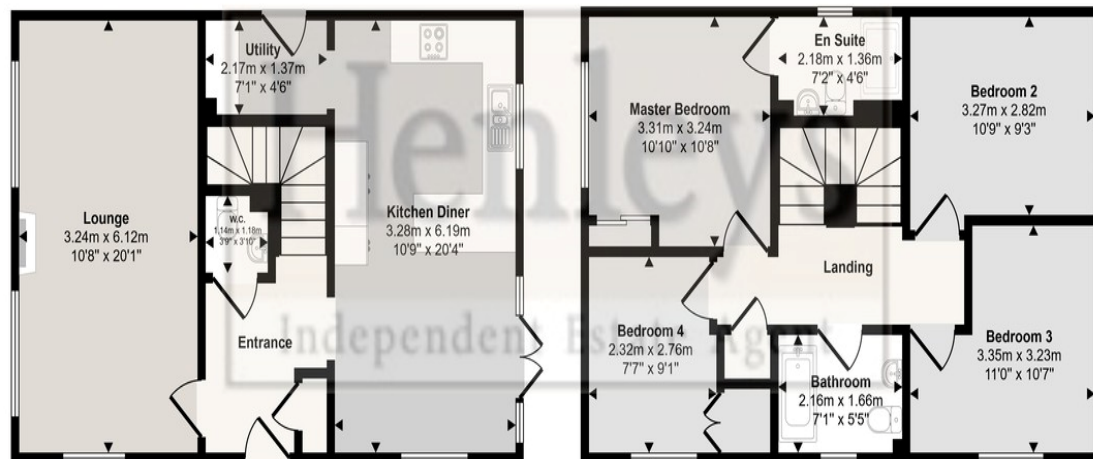
Front: Single garage with pedestrian access, electric charge point, parking for two vehicles.

Rear: Patio area, artificial grass, raised planters, side gate access to garden.





Approx Gross Internal Area
111 sq m / 1195 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		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		