





This four bedroom semi detached home is situated in front of the green in a cul de sac position with views over farmland in the charming village of West Row. The property benefits from a single garage with off road parking and private garden.

Tenure: Freehold

Council Tax Band: C

EPC: E

Property Type : Semi-Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1276

Parking: Single Garage Driveway

Utilities / Services

Electric Supply: Mains

Heating: Oil

Water Supply: Mains

Sewerage: Mains

Broadband Connected: Yes

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

Conservation Area – No

PORCH

Tiled flooring, door to garage.

HALLWAY

Carpet flooring.

KITCHEN

Tiled flooring, range of base and eye level units, work surface with tiled splash back, cooker with extractor



over, space for fridge/freezer, washing machine and dishwasher, window to front.

LIVING ROOM

Carpet flooring, arch to dining room, patio doors to garden, window to rear.

DINING ROOM

Carpet flooring, patio doors to garden.

BEDROOM 1

Wood flooring, window to rear, ensuite.

ENSUITE

Tiled flooring, double shower, toilet, sink with vanity unit, window to front.

BEDROOM 2

Carpet flooring, window to rear.

BEDROOM 3

Carpet flooring, built in wardrobes, window to front.

BEDROOM 4

Carpet flooring, window to rear.

BATHROOM

Tiled flooring, bath with shower over, pedestal sink, toilet, window to front.

OUTSIDE

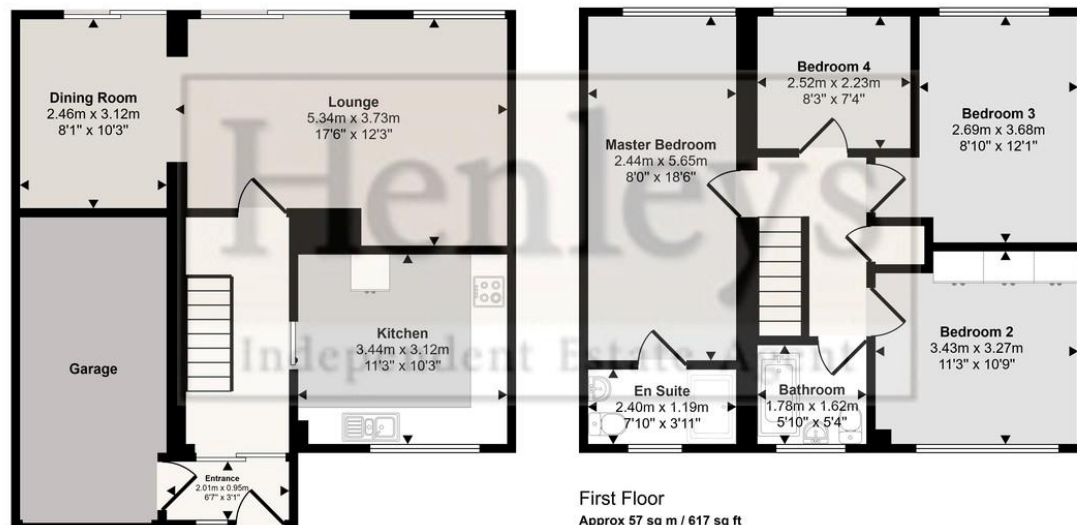
Front: Single garage with off road parking, side access to garden.

Rear: Patio area, lawn, oil tank, brick shed, views over farmland.





Approx Gross Internal Area
119 sq m / 1276 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		101 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		