







**\*\* No Chain \*\*** New to the market is this **SPACIOUS** three bedroom semi detached modern home in the popular village of Barton Mills. The property benefits from kitchen/diner, lounge, master with ensuite, bedroom two with second room ideal for a study or wardrobe, garage, lots of off road parking and large enclosed garden.

Tenure: Freehold

Council Tax Band: A

EPC: C

Property Type : Semi Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1145 not included the garage.

Parking: Garage & Driveway

Utilities / Services

Electric Supply: Mains

Heating: Gas Heating

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**

## **LOUNGE**

Spot lights, window to front and doors leading into the kitchen/diner.

## **KITCHEN/DINER**

Recently fitted kitchen with a range of wall and base units with work surface over, breakfast bar with extractor over, stainless steel sink, window to rear, patio doors to garden and spot lights.

### **CLOAKROOM**

WC, sink with vanity unit and window to front.

### **FIRST FLOOR**

### **MASTER BEDROOM**

Double bedroom, carpet flooring and window to rear.

### **ENSUITE**

Shower cubicle with shower boarding, wc, sink with vanity unit and window to rear.

### **BEDROOM**

Double bedroom, carpet flooring and window to front.

### **DRESSING ROOM/STUDY ROOM**

Ideal room for a large dressing room or study.

### **BATHROOM**

White suite with WC, sink with vanity unit, bath with shower over, shower boarding, window to rear.

### **OUTSIDE**

The property benefits from a large driveway, single garage with electric door and power & light. The rear garden is laid to lawn with a patio area and enclosed by fencing.

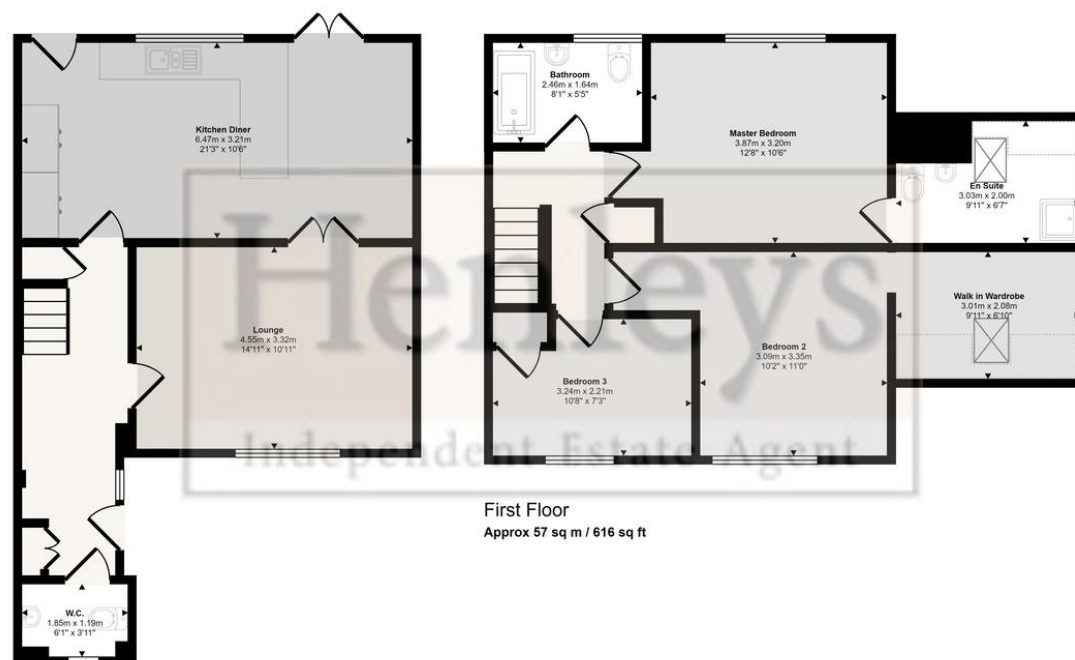






Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approx Gross Internal Area  
106 sq m / 1145 sq ft



First Floor  
Approx 57 sq m / 616 sq ft

Ground Floor  
Approx 49 sq m / 530 sq ft

Denotes head height below 1.5m

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.