





****No Chain **** Detached FOUR bedroom property on a popular residential area within close proximity to the town centre. The property benefits from generous living accommodation, modern fitted kitchen/diner, separate utility area, en-suite & family bathroom, master with en-suite, lounge, off street parking and garage.

Tenure: Freehold

Council Tax Band: D

EPC: C

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage: 1195

Parking: Garage & Driveway

Utilities / Services

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

KITCHEN/DINER

Kitchen/Diner with matching range of wall and base units. Integrated Oven and hobs with extractor fan over and space for washing machine. Double doors and side door leading to rear garden. Window to front aspect and radiator.

LIVING ROOM

Open space with opening through to kitchen and window to rear aspect. Open fire place with radiator and door leading through to hallway.

W.C./UTILITY

Downstairs W.C with sink, also includes space for washing machine and tumble dryer.

MAIN BEDROOM

Large double bedroom with window to the rear aspect and radiator. Door to ensuite showeroom.

ENSUITE

Showeroom with window to side aspect. Corner shower cubicle, W.C and pedestal sink with towel heater.

BEDROOM 2

Double bedroom with window to the rear aspect and radiator.

BEDROOM 3

Single bedroom with window to front aspect and radiator.

BEDROOM 4

Single bedroom with window to front aspect and radiator.

FAMILY BATHROOM

Large bathroom with 3 piece suite consisting of bath with shower overhead, W.C and pedestal sink. Window to front aspect and radiator.

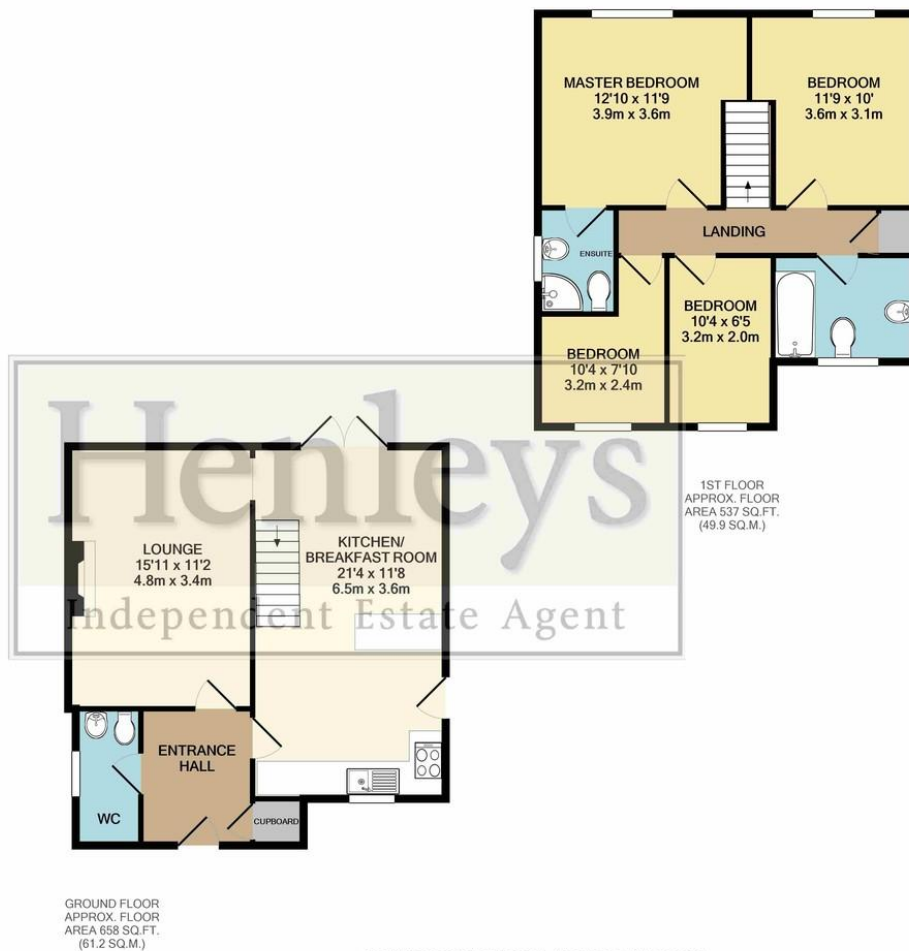


EXTERNAL AREA

Fully enclosed garden to the rear of the property with gated access. Mainly laid to lawn with a small patio. To the front we have the garage with off road parking for up to 2 vehicles with low maintenance gravelled garden.







TOTAL APPROX. FLOOR AREA 1195 SQ. FT. (111.1 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |