







A well presented & modern 3 bedroom detached house offering circa 937 sq ft of accommodation plus single garage, driveway & south facing garden. The property is situated within a peaceful cul-de-sac in the popular village of West Row.

Tenure: Freehold

Council Tax Band: C

EPC: D

Property Type : Detached

Property Construction: Brick and tile

Number & Types of Room: Please refer to the floorplan

Square Footage:

Parking: Single Garage & Driveway

Utilities / Services

Electric Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating sources: Oil

Broadband Connected: Yes

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

Conservation Area – No

HALLWAY

LVT flooring.

CLOAKROOM

LVT flooring, toilet, sink.

LIVING ROOM

LVT flooring, window to front, patio doors to garden, fireplace.





### KITCHEN/DINER

Vinyl flooring, modern wood effect base and eye level units, marble effect work surface, tiled splash back, ceramic hob with extractor over, oven, sink with mixer tap, space for fridge/freezer, integrated dishwasher, window to rear.

### UTILITY ROOM

Vinyl flooring, eye level cupboards, work surface, space for washing machine and dryer, boiler, door to garden.

### MASTER BEDROOM

Carpet flooring, double built in wardrobe, velux window, ensuite.

### ENSUITE

Vinyl flooring, shower, toilet, pedestal sink, heated towel rail, window to front.

### BEDROOM 2

Carpet flooring, built in cupboard, window to front.

### BEDROOM 3

Carpet flooring, window to rear.

### BATHROOM

Vinyl flooring, bath, tiled splash back, toilet, pedestal sink, heated towel rail, window to rear.

### OUTSIDE

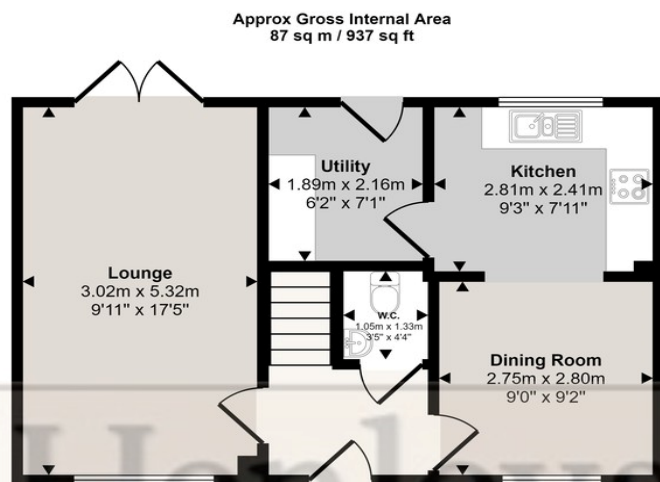
Rear: Patio area, lawn with shrub borders, oil tank.

Front: Single garage with parking, gate to garden.

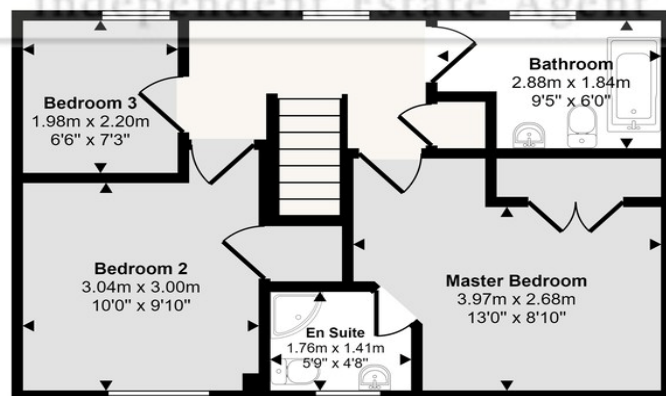








Ground Floor  
Approx 43 sq m / 464 sq ft



First Floor  
Approx 44 sq m / 473 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		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		