





£475,000

This four-bedroom link detached home has been much improved, offering an extension and loft conversion. With accommodation split over three floors, the ground floor provides a lounge and kitchen/diner, the first floor three double bedrooms, one with en-suite shower room, and the family bathroom. The second floor offers the main bedroom with en-suite and air conditioning. Externally is a low maintenance private south facing rear garden and a car port with ample parking.

Property Description

ENTRANCE HALL

Composite front door, wood effect flooring, radiator, stairs rise to the first floor.

LOUNGE

Double glazed window to the front, radiator, wood effect flooring, door to kitchen/diner.

KITCHEN/DINER

Fitted with a range of storage units at base and eye level, work surface areas, stainless steel one and a half bowl sink unit with mixer tap, double glazed window to the rear, double glazed french doors to the rear garden, spotlights, tiled floor, radiator, door to cloakroom, understairs storage cupboard, complementary tiling, integrated wash machine, dishwasher, fridge/freezer, electric oven and hot with extractor hood over.

CLOAKROOM

Tiled floor, low level wc, wall mounted wash basin with splash back tiling, extractor fan.

LANDING

Doors to all rooms.

BEDROOM ONE

Double glazed window to the rear, built in wardrobe with sliding door, door to:

EN-SUITE

Obscure double glazed window to the front, pedestal wash hand basin, low level wc, heated towel rail, walk in double shower cubicle with splash back tiling, shaver point, extractor fan.

BEDROOM TWO

Double glazed windows to the rear and side, radiator.

BEDROOM THREE

Double glazed windows to the front and side, radiator, built in wardrobe.

BATHROOM

Low level wc, pedestal wash hand basin, panelled bath with mixer tap and shower over, heated towel rail, obscure double glazed window to the rear, tiled splash back areas.

OUTSIDE

PARKING

Car port with parking for several cars.

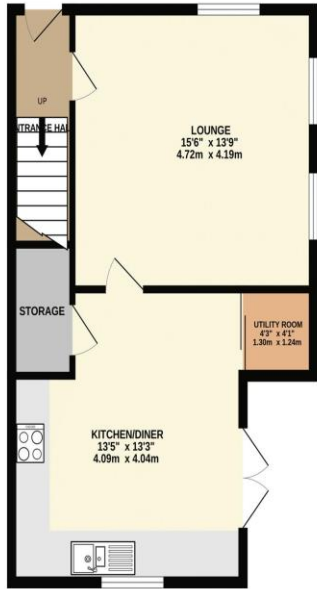
FRONT GARDEN

Paved area, footpath to the front door.

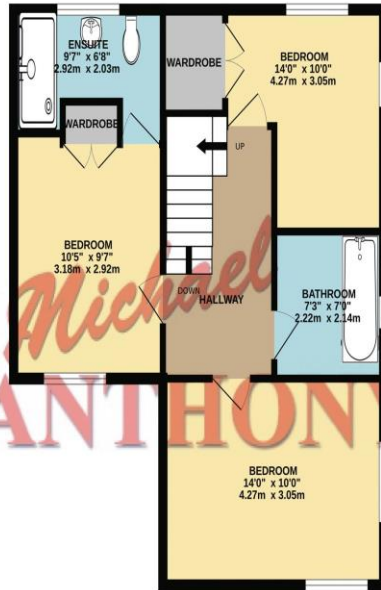
REAR GARDEN

South facing rear garden enclosed by timber fencing, gated side access, patio area, artificial lawn, wooden shed to remain, outside tap, security light.

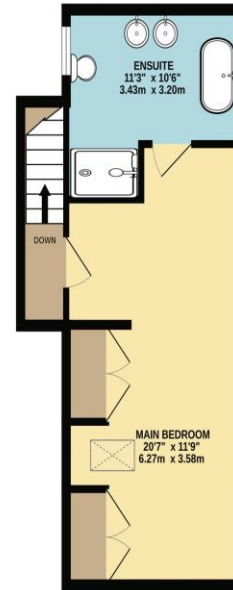
GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.8 sq.m.) approx.



2ND FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1434 sq.ft. (133.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		89
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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