





A much improved four bedroom semi-detached property, having the benefit of two reception rooms, a fully fitted kitchen diner with views over the rear aspect, impressive bathroom with four piece suite and four well proportioned bedrooms. The accommodation in brief comprises to the ground floor: entrance hall, living room, dining room, WC/Cloaks and kitchen diner. The first floor features three double bedrooms, a further single bedroom and a family bathroom. Viewing is highly recommended via appointment only.



GROUND FLOOR

The ground floor accommodation is lead from a stunning entrance hall having Minton tiled floor, ornate moulded arch way, stairs rising to the first floor and doors leading off to: Spacious formal living room with bay fronted window, open fire place with surround, coving to ceiling and central heating radiator. Continuing from the hall is a dining room ideal for entertaining, having open fireplace with surround and a double glazed window to the rear aspect, WC/Cloaks and a door leading through to the kitchen diner. The kitchen diner is newly fitted, complete with a selection of matching wall and base units, breakfast bar, induction hob having extractor over, straight edge preparation work-surface, one and half bowl sink with mixer tap over, electric oven, space for white goods, door leading to the side of the property and an ideal space for dining.

FIRST FLOOR

The first floor occupies a generous landing with window to the side and doors leading off to: Three double bedrooms, with the master bedroom having an aspect to the front and ornate fireplace and the other two bedrooms having a view over the rear laid to lawn garden. A further bedroom provides a versatile space for a study or single bedroom. The newly fitted four piece bathroom offers four piece suite comprising: Bath with shower over and mixer taps, wash hand basin with mixer tap, low level WC and a stunning double shower with soft closing glass door and rain shower head with handset.



OUTSIDE

The outside of the property to the front elevation offers a fore garden with a range of mature shrubs and offers potential for parking (subject to planning permission). The rear elevation features a mainly laid to lawn garden with a patio area ideal for seating.

PLEASE NOTE

The photographs were taken before the property was occupied.



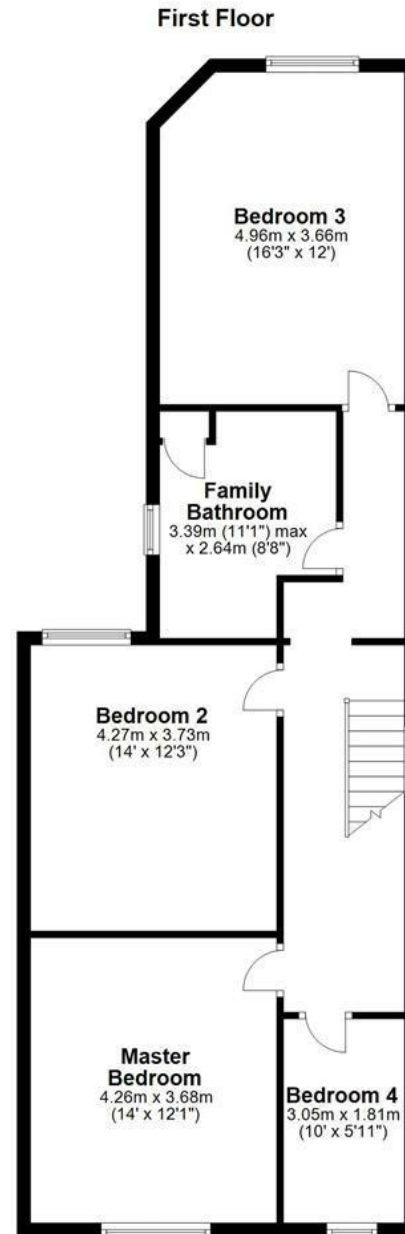
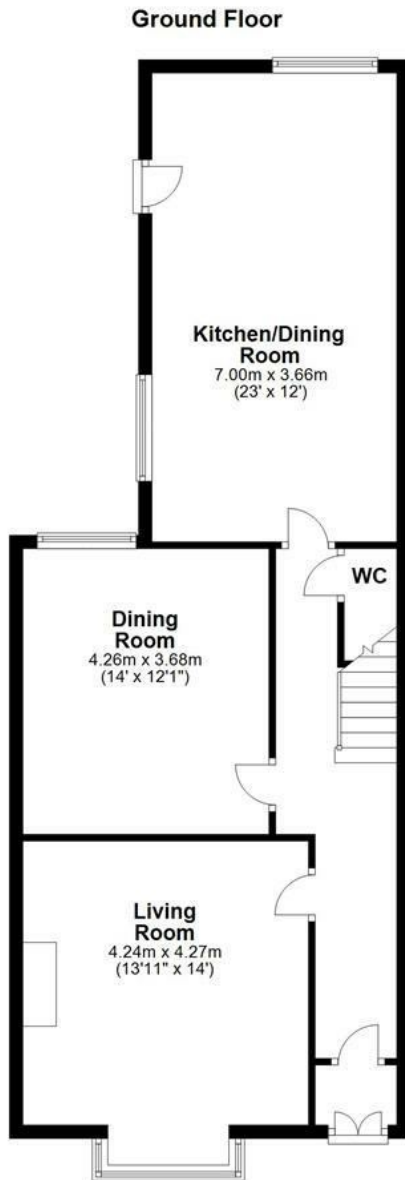


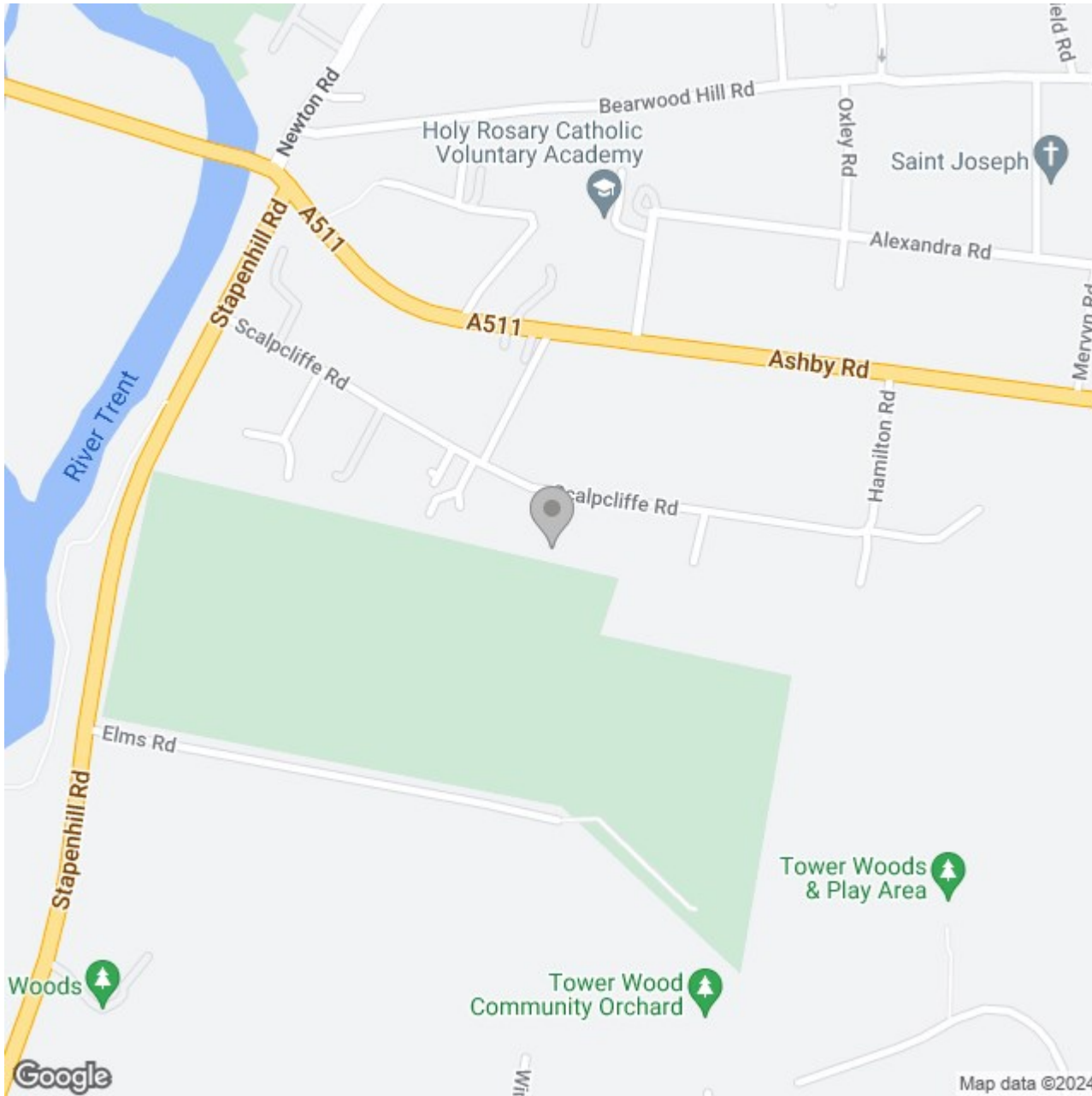













Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |