







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.















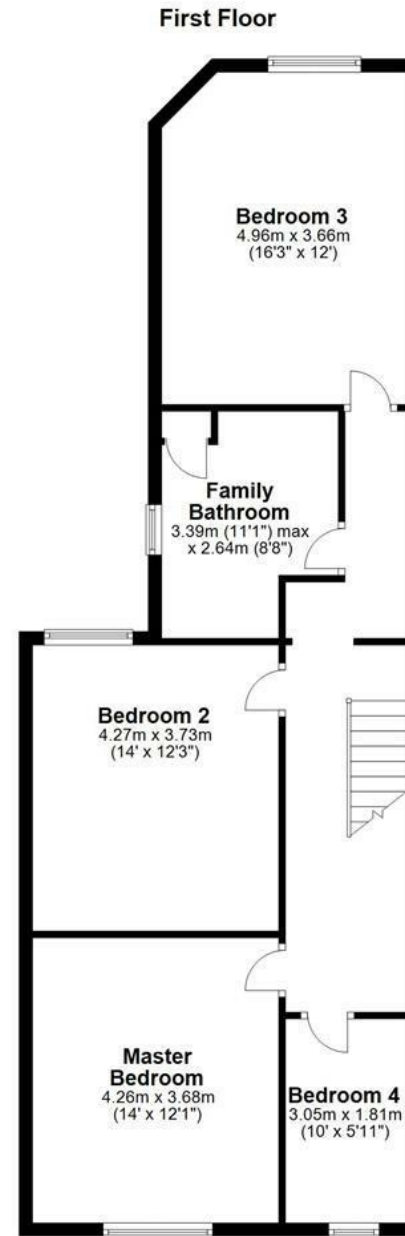
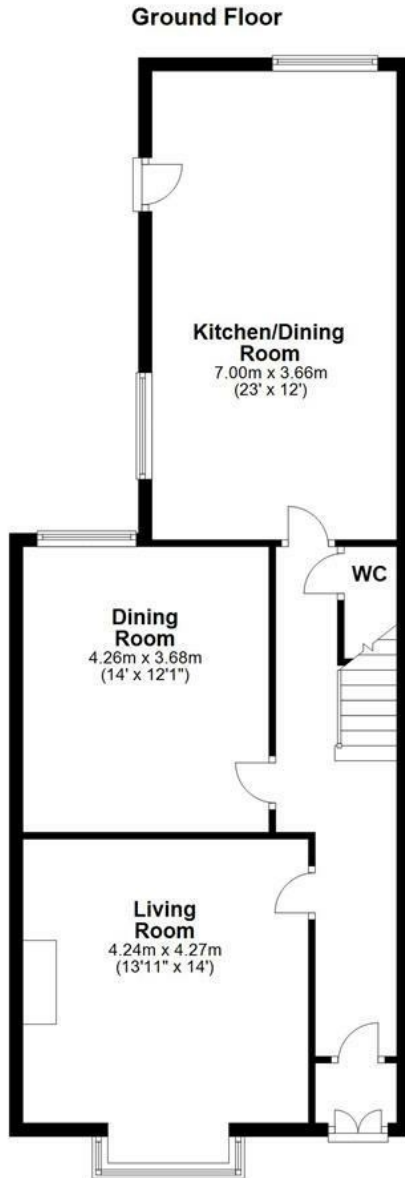








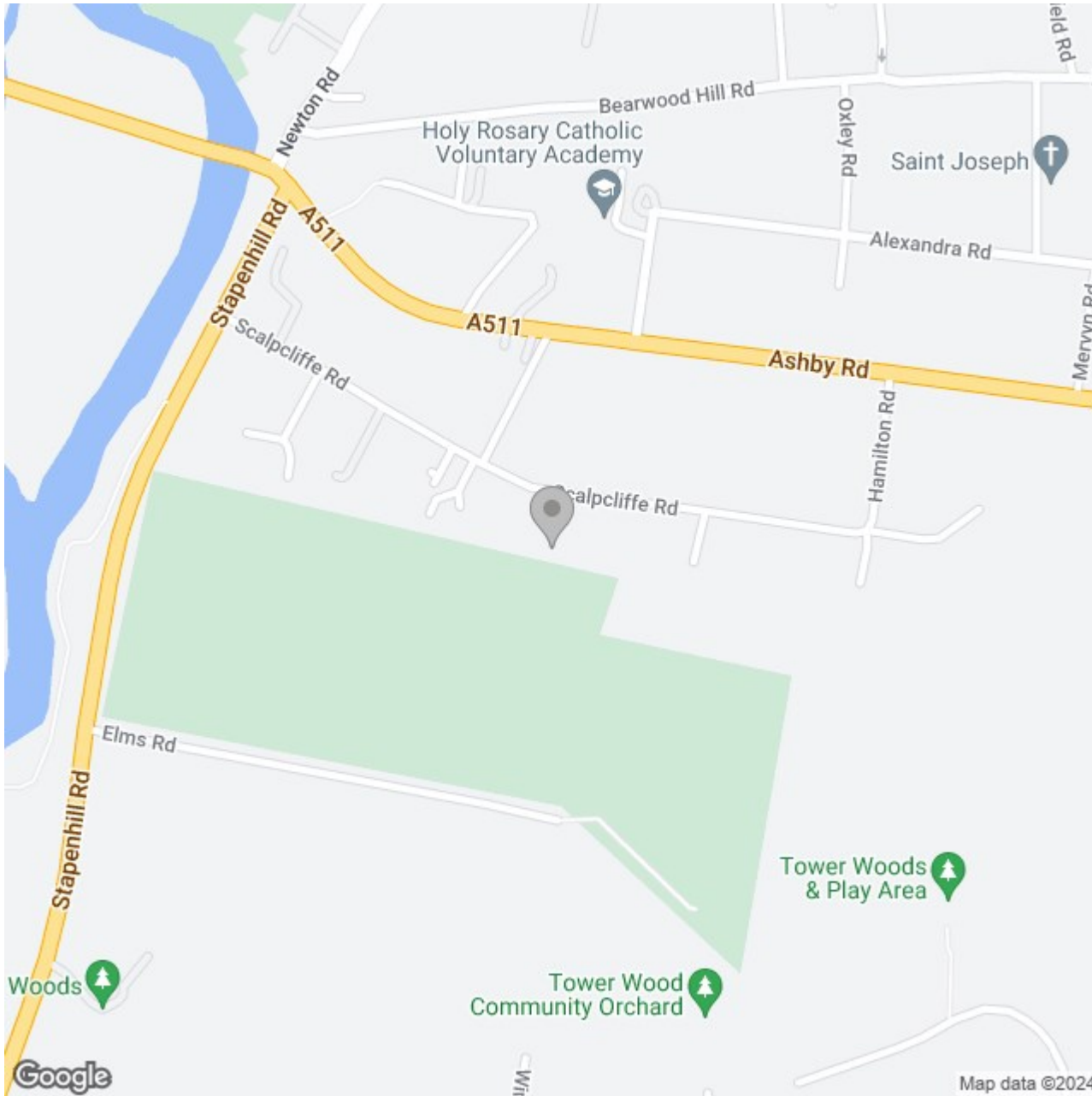












### Energy Efficiency Rating

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