





A beautifully modernised three bedroom semi detached property, having a block paved driveway and low maintenance landscaped garden. The property benefits from three well proportioned bedrooms, modern kitchen and shower room, double glazing throughout and a large lounge dining room. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hall

With door leading to the Lounge diner and stairs rising to the first floor.

### Lounge diner

With two central heating radiators, double glazed window to the front elevation, double glazed French doors leading out onto the garden and a door leading to the kitchen.

### Kitchen

With a selection of matching wall and base units having a straight edge preparation work surface, electric oven, four ring hob with extractor over, single bowl sink with mixer tap and drainer, space for washing machine and tumble dryer, breakfast bar, central heating radiator, tiled flooring and a double glazed window to the rear elevation.

### Utility room

With central heating radiator, double glazed window to the side elevation, built in storage cupboard, tiled flooring, double glazed side access door and a door leading to the kitchen.

### First floor landing

With loft hatch, airing cupboard and doors leading off to:

### Master Bedroom

With central heating radiator and a double glazed window to the front elevation.

### Bedroom Two



With central heating radiator and a double glazed window to the rear elevation.

### Bedroom Three

With central heating radiator and a double glazed window to the front elevation.

### Shower Room

With a two piece suite comprising: wash hand basin with mixer tap and vanity unit below, shower cubicle with electric shower over, tiled splash backs, heated ladder







towel rail and a double glazed window to the rear elevation.

#### WC

With a low level wc and a double glazed window to the rear elevation.

#### Outside

The outside of the property to the front elevation offers a block paved driveway providing parking facility. The rear elevation offers a low maintenance garden with patio area ideal for seating.



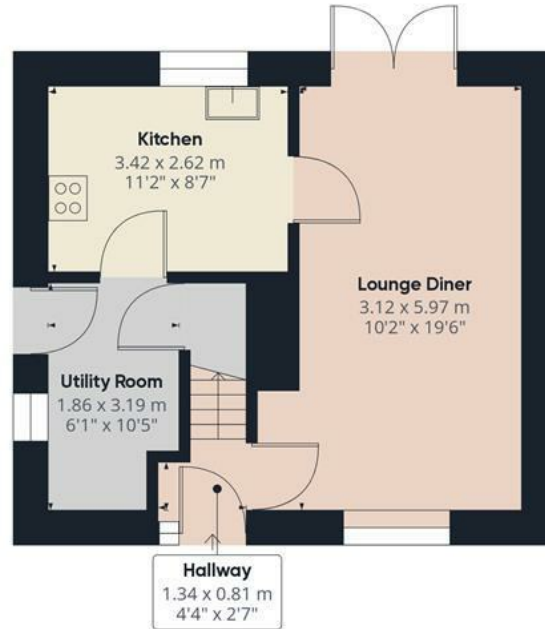




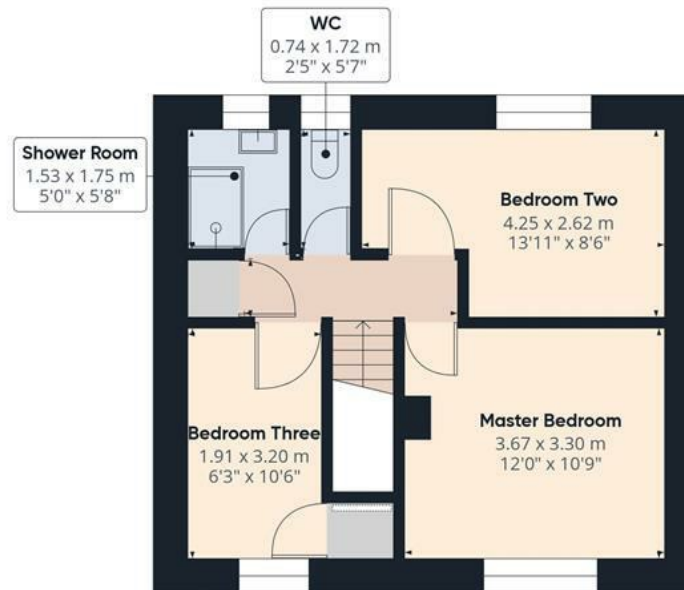








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

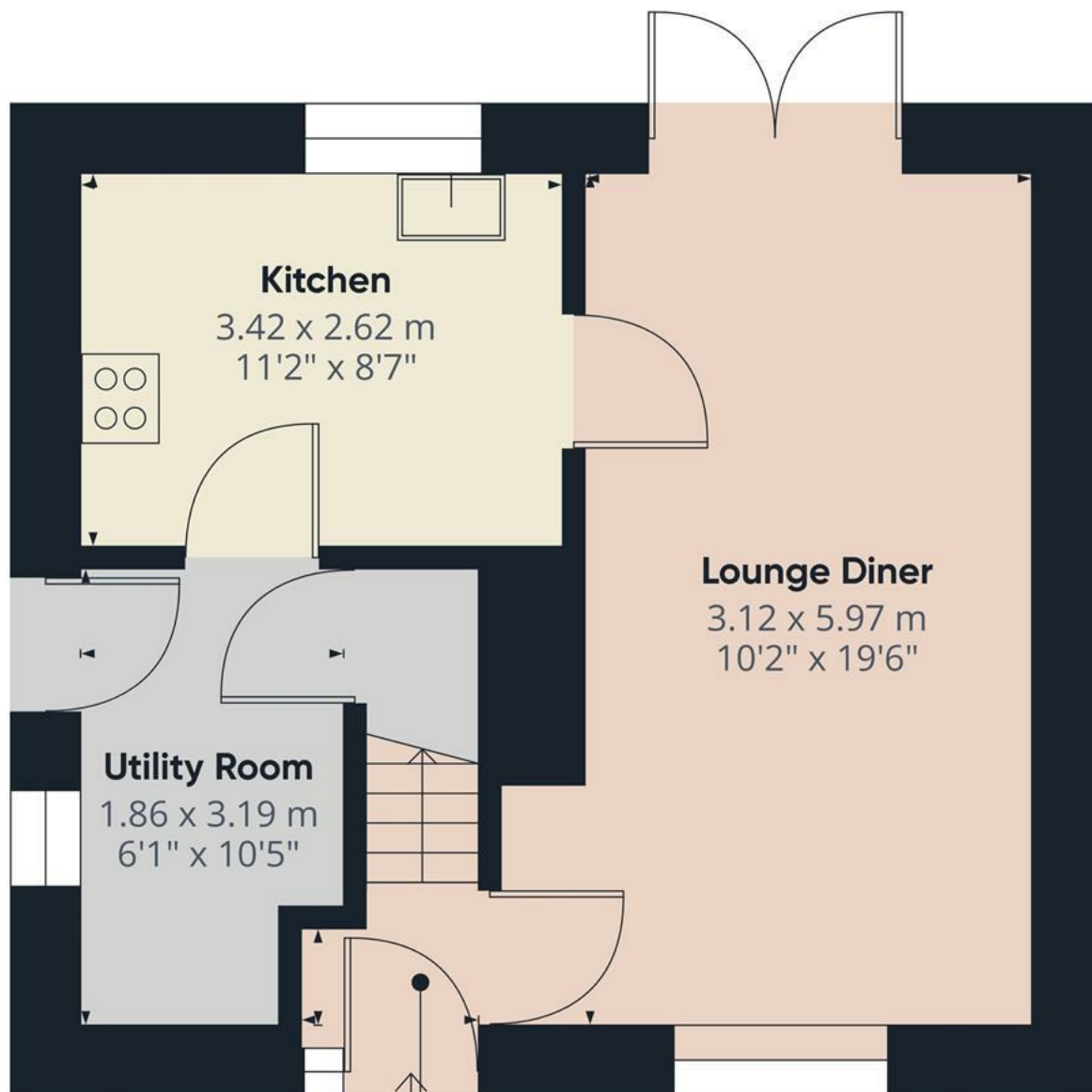
74.11 m<sup>2</sup>

797.76 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 0

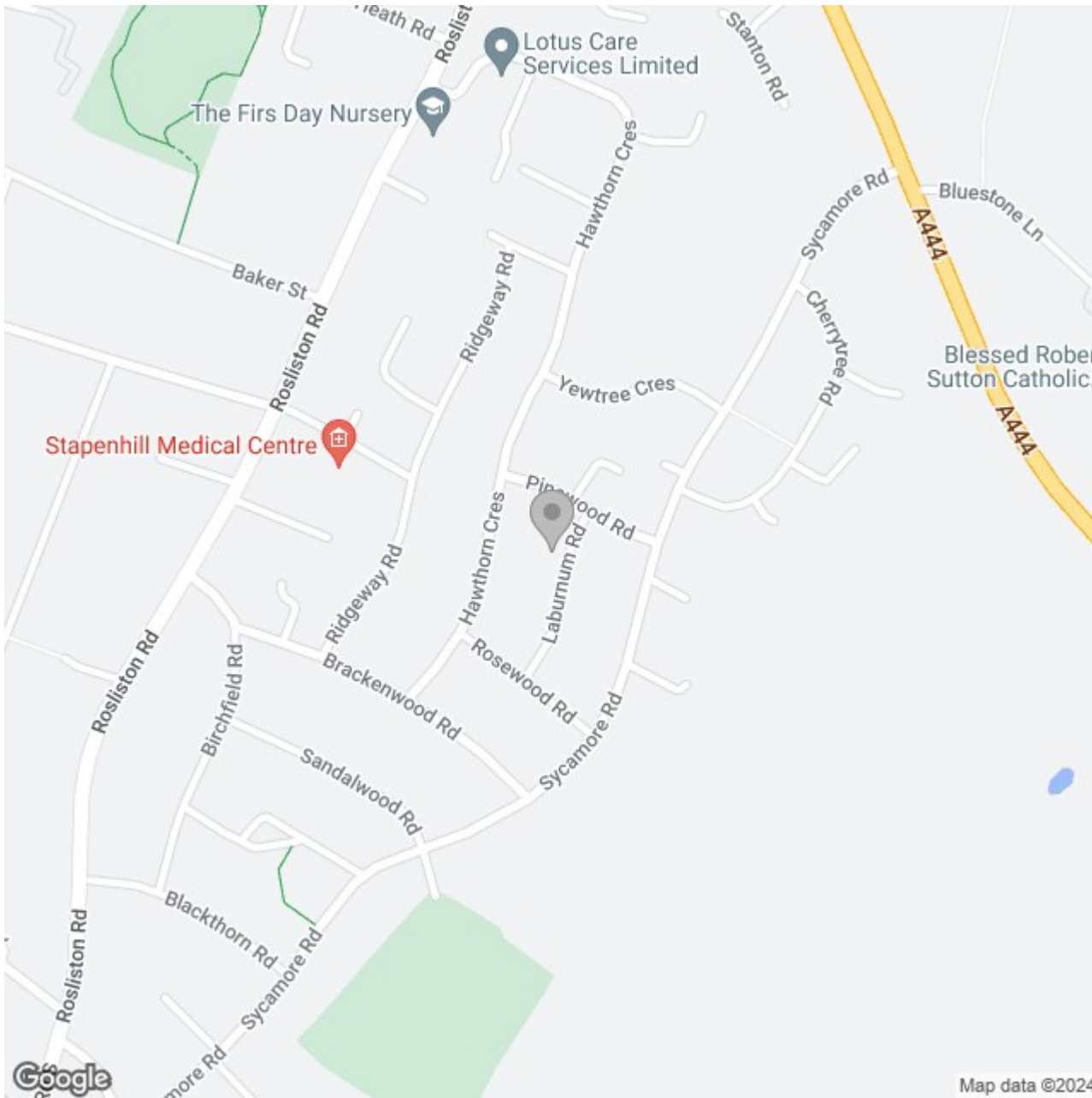
**Approximate total area<sup>(1)</sup>**

38.41 m<sup>2</sup>  
413.42 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	