





A superb opportunity to obtain a four bedroom semi detached home, situated within a convenient location to local amenities and transport links. The property benefits from two reception rooms, a garage and off street parking, modern kitchen and shower room, a generous sized garden and four well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hall

With central heating radiator storage cupboard and doors leading off to:

Inner hallway

With central heating radiator, storage cupboards, stairs rising to the first floor and doors leading off to:

WC/ cloaks

With a low level wc, wash hand basin with individual hot and cold taps, storage cupboard and a window to the front elevation.

Kitchen

With a selection of matching wall and base units having a roll edge laminate preparation work surface, sink with mixer tap and drainer, four ring gas hob, two gas ovens, space for washing machine, central heating radiator, double glazed window to the rear elevation and a double glazed rear access door.

Dining Room

With central heating radiator, double glazed windows to the front elevation and a door leading to the living room.

Living Room

With central heating radiator and a double glazed sliding door leading out onto the garden.

First floor landing

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



Shower Room

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, shower cubicle with glass sliding doors and gravity shower over heated ladder towel rail and a double glazed window to the front elevation.

Master Bedroom

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







Bedroom Two

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

Bedroom Three

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

Bedroom Four

With double glazed window to the rear elevation.

Outside

The outside of the property to the front elevation offers a block paved frontage with ample parking availability which leads to the garage and front entrance porch. The rear elevation offers a generous mainly laid to lawn garden with patio ideal for entertaining friends and family as well as a convenient brick built storage.









ABODE
SALES & LETTINGS



ABODE
SALES & LETTINGS



ABODE
SALES & LETTINGS



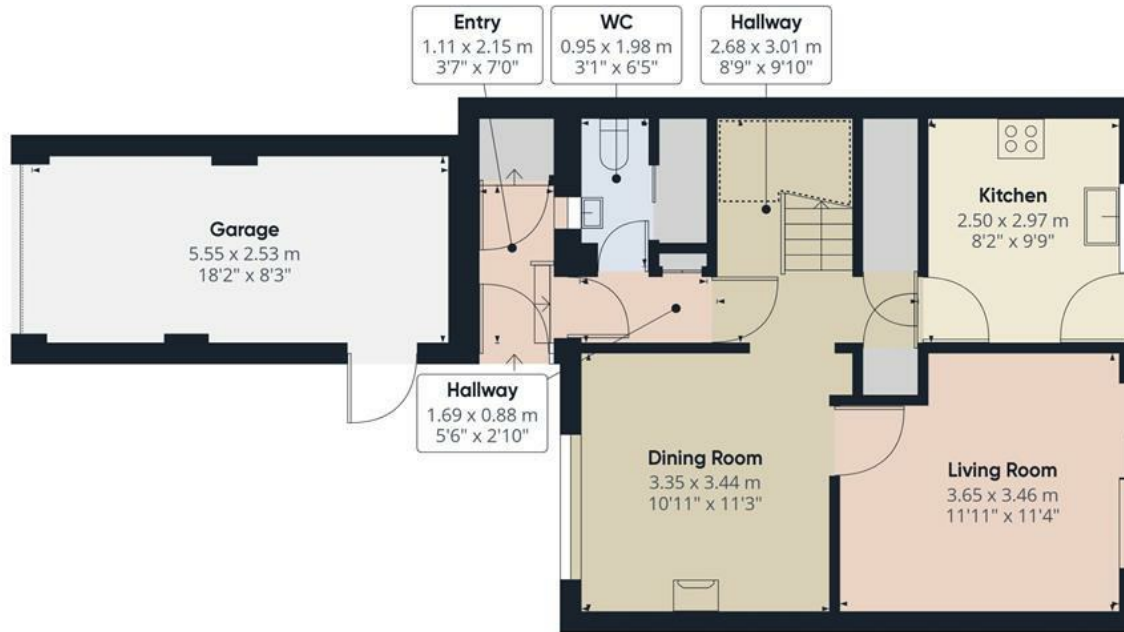
ABODE
SALES & LETTINGS



ABODE
SALES & LETTINGS



ABODE
SALES & LETTINGS



Floor 0



Floor 1

Approximate total area⁽¹⁾

105.23 m²
1132.73 ft²

Reduced headroom

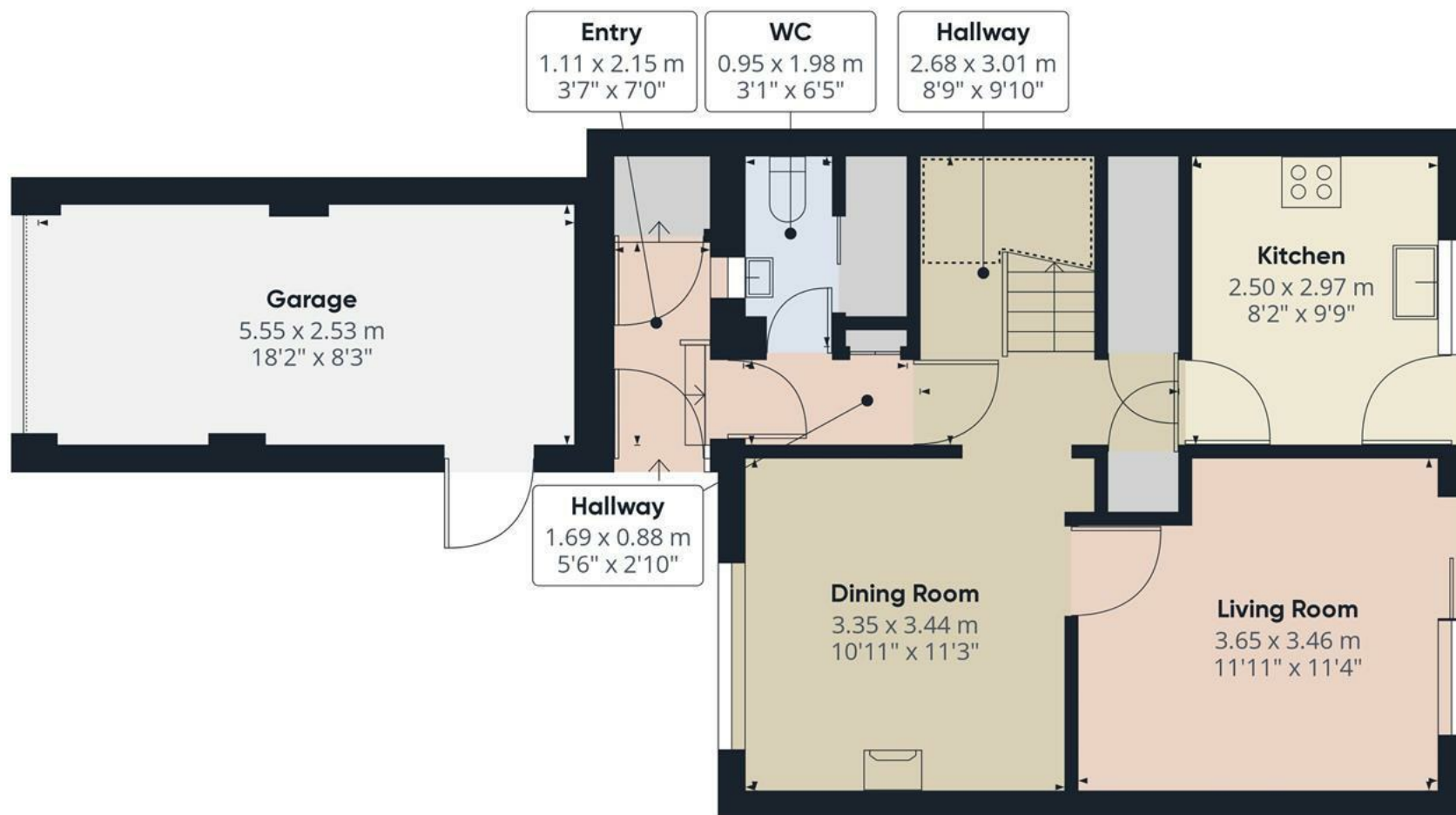
2.68 m²
28.82 ft²

(1) Excluding balconies and terraces.

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Approximate total area⁽¹⁾

62.85 m²
676.48 ft²

Reduced headroom

2.68 m²
28.82 ft²

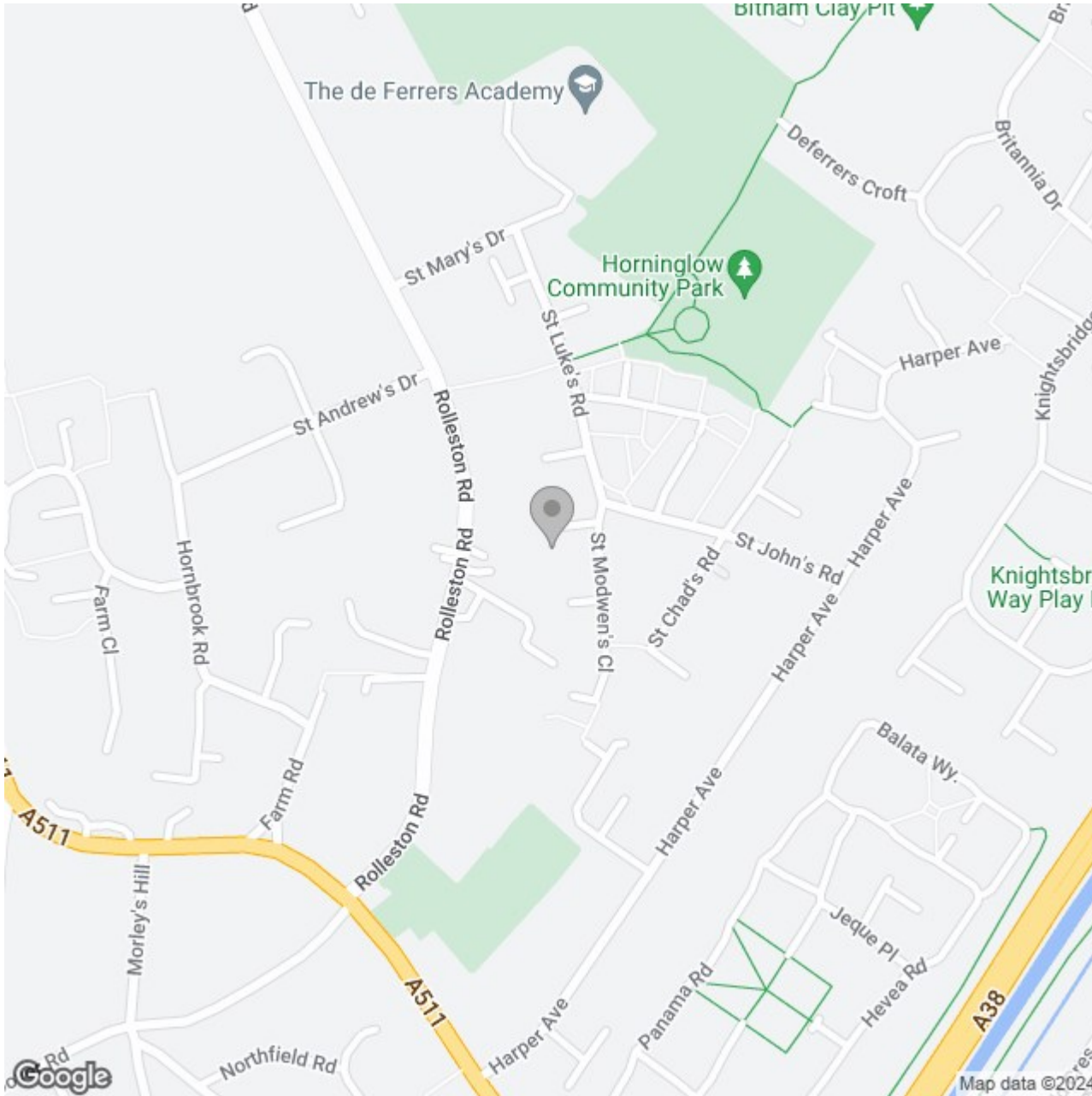
(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360

Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	