





\*\*\*\* IMMACULATE MODERN PROPERTY \*\*\*\* DETACHED GARAGE \*\*\*\* Located in a popular location close to a full range of amenities and schooling for all ages. In brief the property offers a hall, guest cloakroom, lounge and a dining kitchen with utility room. Three first floor bedrooms, master bedroom with an ensuite shower room and a family bathroom. Enclosed rear garden, parking and a single garage. OFFERED FOR SALE WITH NO UPWARD CHAIN.



## HALL

Entrance door into the hall, radiator, stairs to the first floor and doors to -

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Radiator and upvc double glazed window to the front.

## DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and an extractor hood, integrated dishwasher, space for a fridge freezer, breakfast bar, upvc double glazed window and double doors onto the garden. Radiator and door to the utility room.

## UTILITY ROOM

Fitted units and work surface. plumbing and space for a washing machine, space for a tumble dryer, radiator and a door to the side.

## FIRST FLOOR LANDING

Airing cupboard, loft access, upvc double glazed window and doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and radiator.



## BEDROOM 3

Upvc double glazed window and radiator.

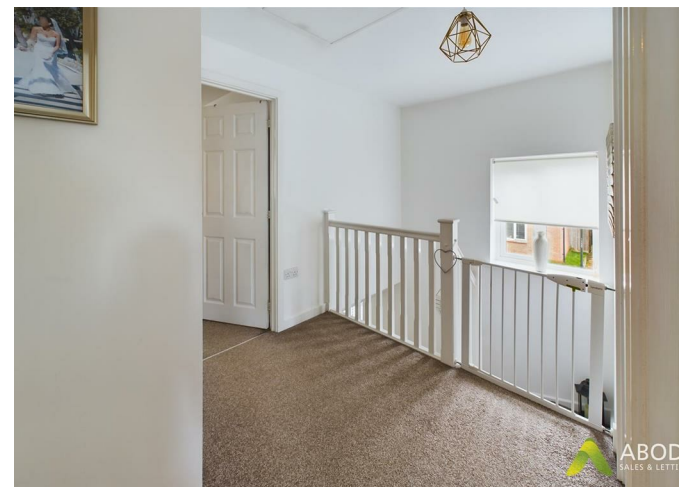
## BATHROOM

Panel enclosed bath, wash hand basin, low flush wc, radiator and upvc double glazed window.

## OUTSIDE

Front lawn and path to the entrance door. Rear long drive down to the single garage with up and over door. Gated access to the enclosed rear garden with a paved patio area and lawn.











**Cloakroom/WC**

5'2" x 2'10"  
1.60 x 0.89 m

**Hallway**

12'11" x 4'9"  
3.94 x 1.47 m

**Lounge**

12'0" x 12'9"  
3.68 x 3.89 m

**Kitchen/Diner**

9'2" x 17'11"  
2.82 x 5.46 m

**Utility Room**

5'3" x 7'6"  
1.61 x 2.29 m

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

463.78 ft<sup>2</sup>  
43.09 m<sup>2</sup>

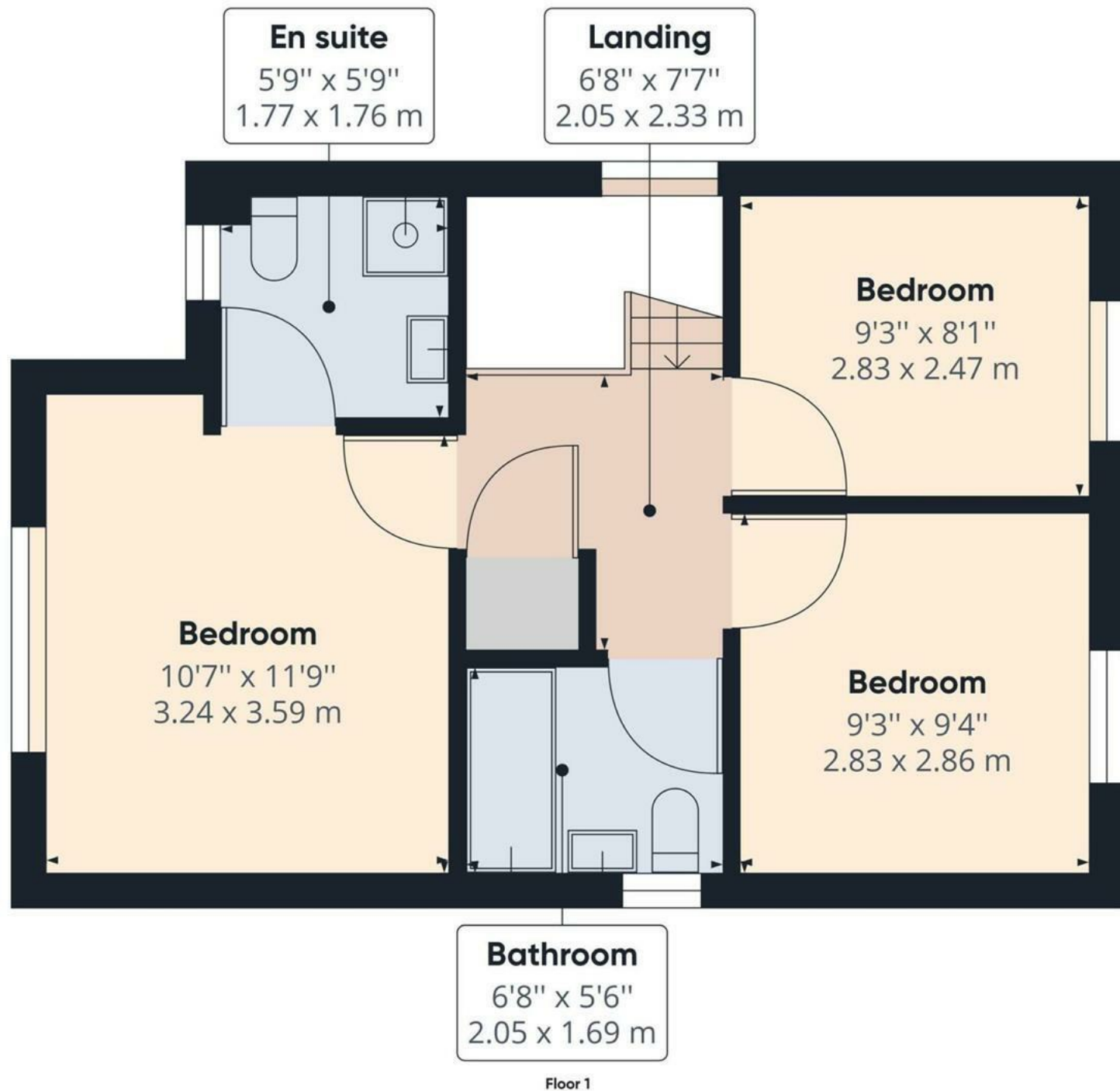
(1) Excluding balconies and terraces

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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Ground Floor





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

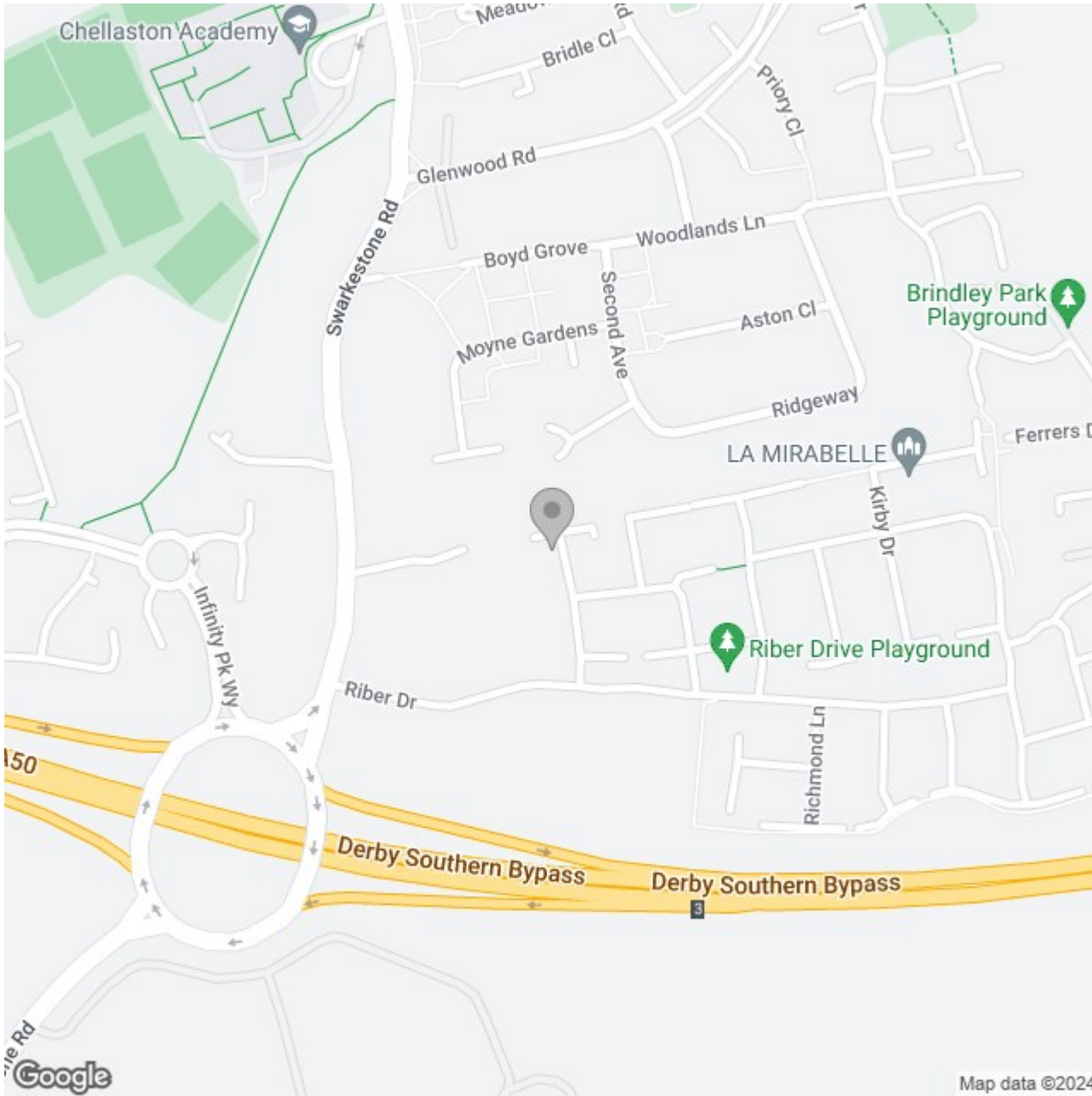
421.95 ft<sup>2</sup>

39.20 m<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>		<b>94</b>
(81-91) <b>B</b>	<b>83</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	