







**\*\*360 VIRTUAL TOUR\*\*** A beautifully presented three bedroom detached property, situated within a popular residential location having good access to a range of local amenities and transport links. The property benefits from two reception rooms, three double bedrooms, detached double garage with driveway providing ample parking facility and a large landscaped garden. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Entrance hall

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

### Master Bedroom

With central heating radiator and a bay front double glazed window.

### Living Room

With two central heating radiators, fire place with inset gas fire, double glazed bay fronted window and a door leading to the kitchen.

### Bathroom

With a four piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, bath with mixer tap, shower cubicle with glass sliding door, heated ladder towel rail, tiled flooring and tiled walls and two double glazed windows to the side elevation.

### Kitchen

With a selection of match wall and base units having a straight edge preparation work surface, one and a half bowl sink with mixer tap and drainer, integrated dishwasher and fridge, electric oven and electric grill, four ring hob, double glazed windows to the rear elevation and a double glazed upvc door.

### Dining Room

With two central heating radiator, a double glazed window to the rear elevation and doors leading off to:



### Utility Room

With a double glazed windows to the side elevation, central heating radiator, wall mounted gas boiler and space for washing machine and tumble dryer.

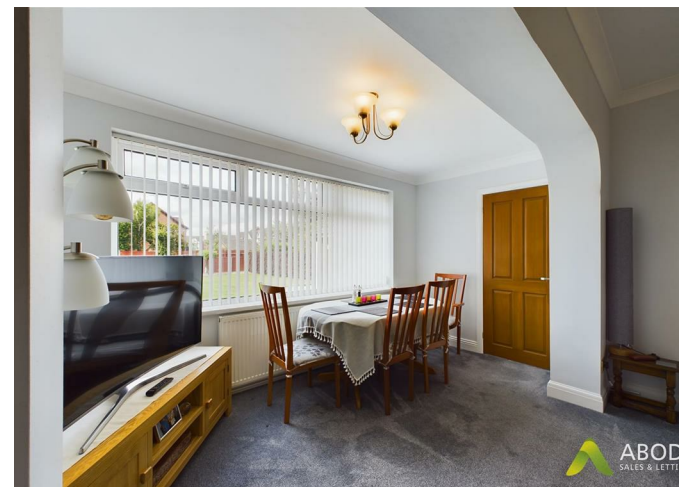
### First Floor landing

### Bedroom Two

With central heating radiator, double glazed windows to the side elevation, sky light and access to eaves storage.









### Bedroom Three

With central heating radiator, double glazed window to the rear elevation, skylight and access to eaves storage.

### First Floor WC

With a low level wc, wash hand basin with mixer tap and a double glazed window to the front elevation.

### Outside

Externally, the property benefits from ample parking on the front with a generously sized front garden and an even larger rear garden. There is also a large double garage and shed included.

















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

151.13 m<sup>2</sup>

1626.8 ft<sup>2</sup>

Reduced headroom

0.32 m<sup>2</sup>

3.46 ft<sup>2</sup>

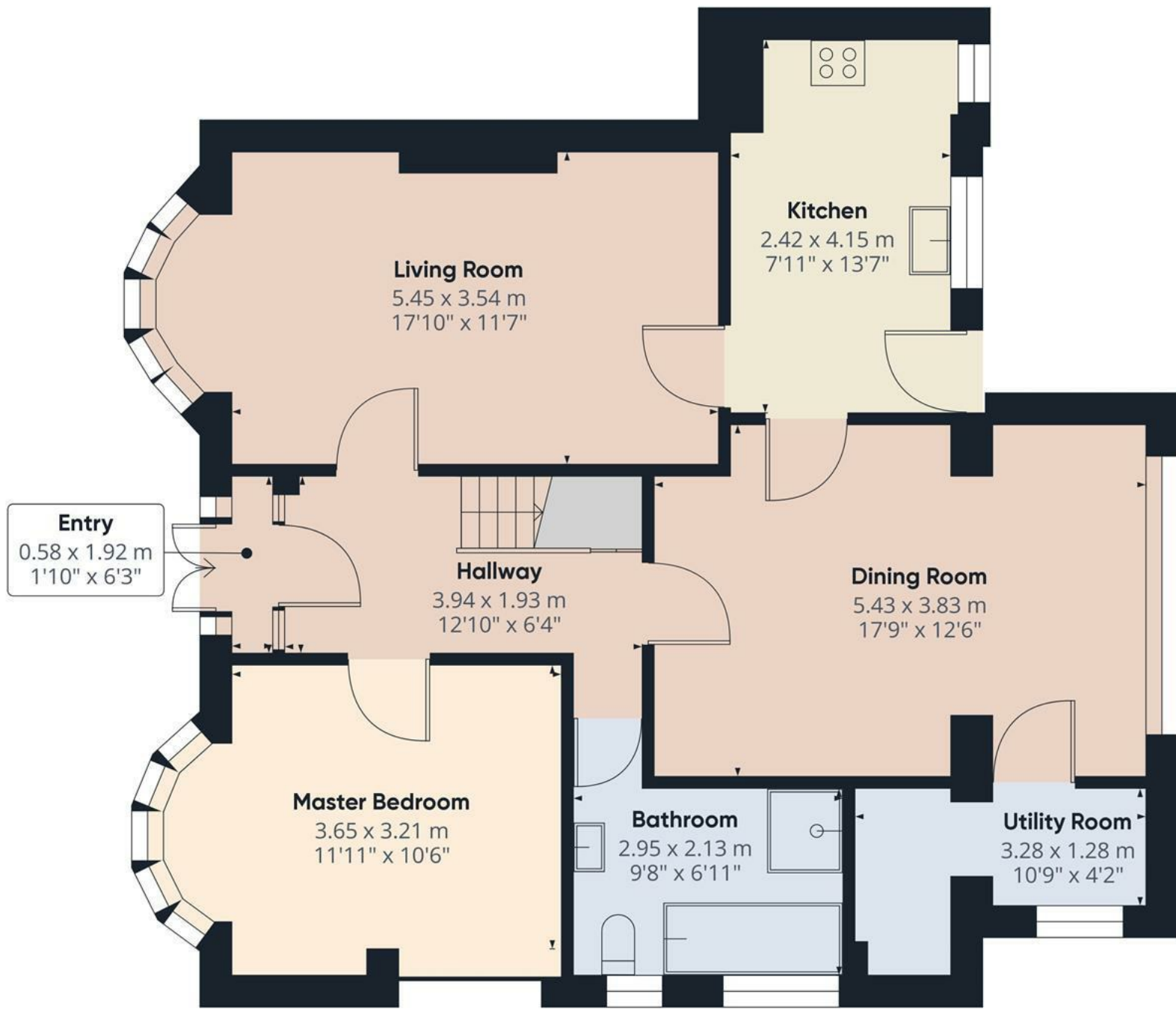
(1) Excluding balconies and terraces

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.

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

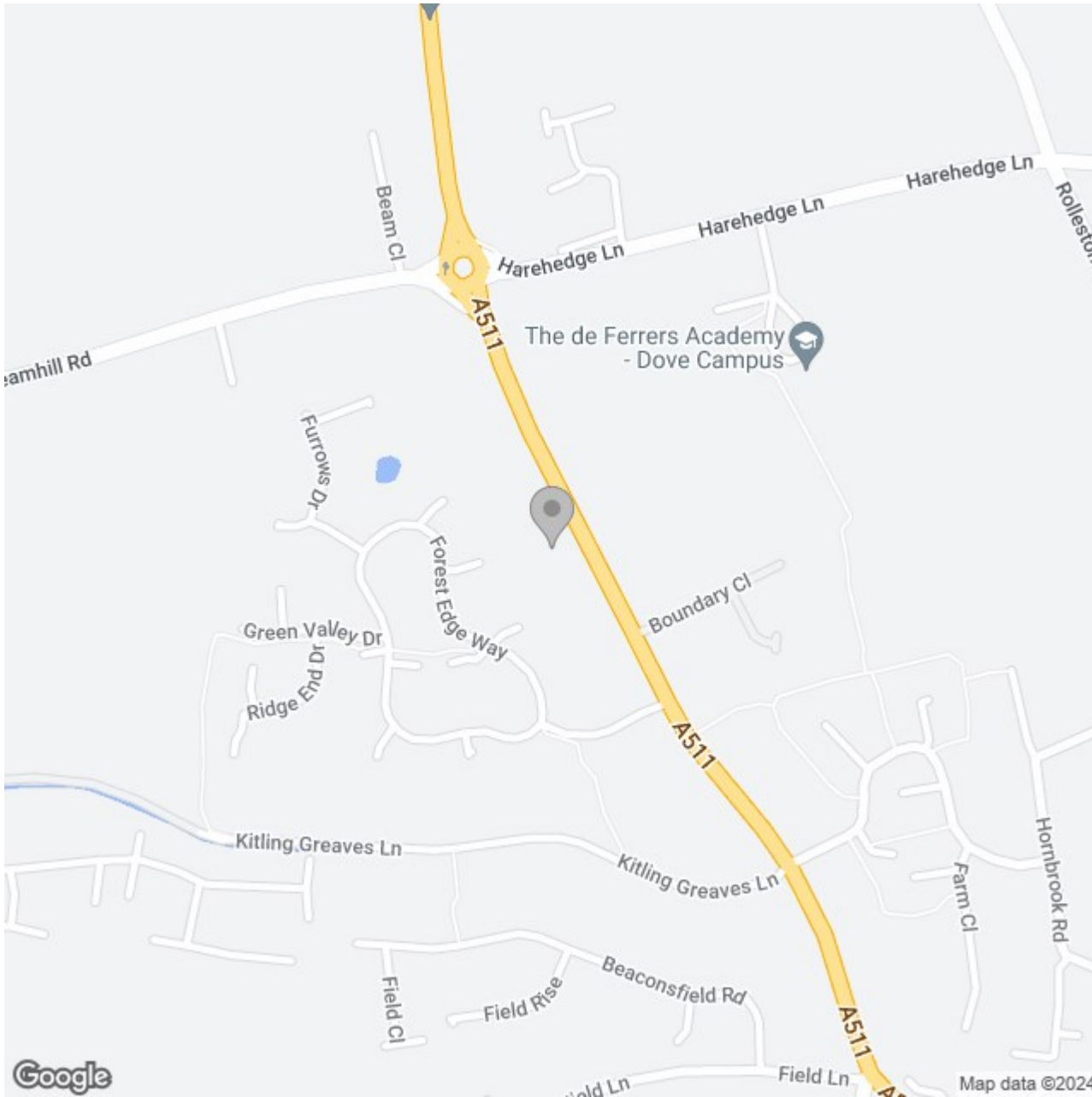
88.02 m<sup>2</sup>  
947.48 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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Floor 0 Building 1



### 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>	<b>69</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	