





A beautifully presented three bedroom semi detached property offering a generous plot having good access to a range of local amenities and transport links. The property benefits from having two reception rooms, large utility room, downstairs shower room, as well as a first floor family bathroom, three well proportioned bedrooms and an integral garage. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hallway

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

Living Room

With central heating radiator, inset gas fire and double glazed sliding doors leading out onto the garden.

Kitchen

With a selection of matching wall and base units, having a ceramic sink with mixer tap and drainer, double electric oven, four ring gas hob, double glazed window to the rear elevation and an opening leading to:

Dining Room

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

Utility Room

With a selection of wall and base units having space for washing machine, tumble dryer and dishwasher, double glazed windows to the side and rear elevation, double glazed side access door and a door leading to the shower room.

Downstairs Shower Room

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, shower cubicle with electric shower over, central heating radiator and a double glazed window to the rear elevation.



First Floor Landing

With a double glazed window to the front elevation, central heating radiator, loft hatch and doors leading off to:

Master Bedroom

With built in wardrobes, 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 rear elevation.

Bedroom Three

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

Family Bathroom

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

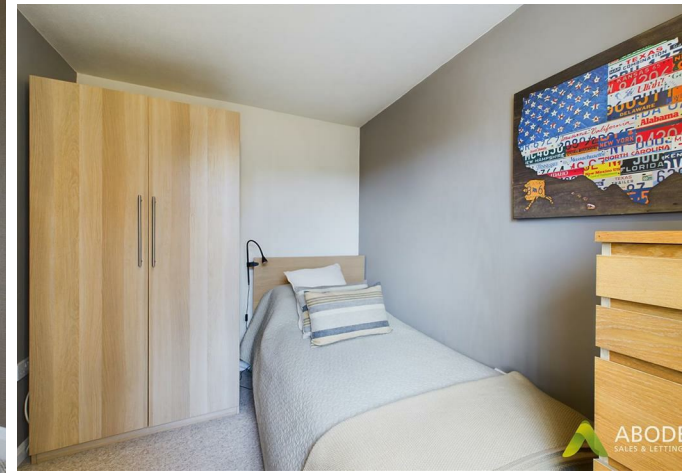


Outside

The outside of the property to the front elevation offers a blocked paved driveway providing parking facility leading to the garage and front entrance door. The rear elevation offers a laid to lawn garden with a patio area ideal for entertaining and a central pathway leading to a further laid to lawn area.









Floor 0



Floor 1

Approximate total area⁽¹⁾
113.7 m²
1223.86 ft²

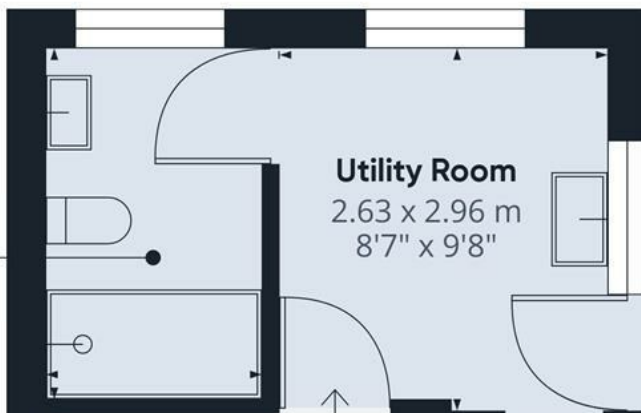
(1) Excluding balconies and terraces

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

GIRAFFE360



Shower Room
1.81 x 2.88 m
5'11" x 9'5"



Utility Room
2.63 x 2.96 m
8'7" x 9'8"

Garage
2.75 x 6.32 m
9'0" x 20'8"



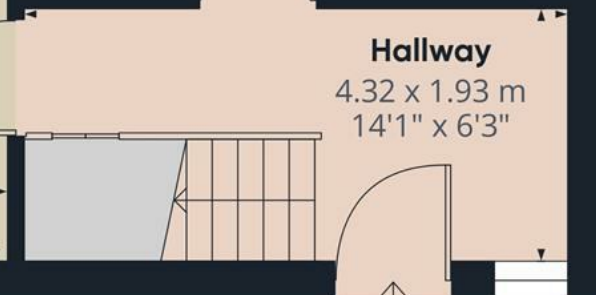
Kitchen
3.02 x 2.55 m
9'10" x 8'4"



Dining Room
3.03 x 3.19 m
9'11" x 10'5"



Living Room
4.33 x 3.81 m
14'2" x 12'5"



Hallway
4.32 x 1.93 m
14'1" x 6'3"

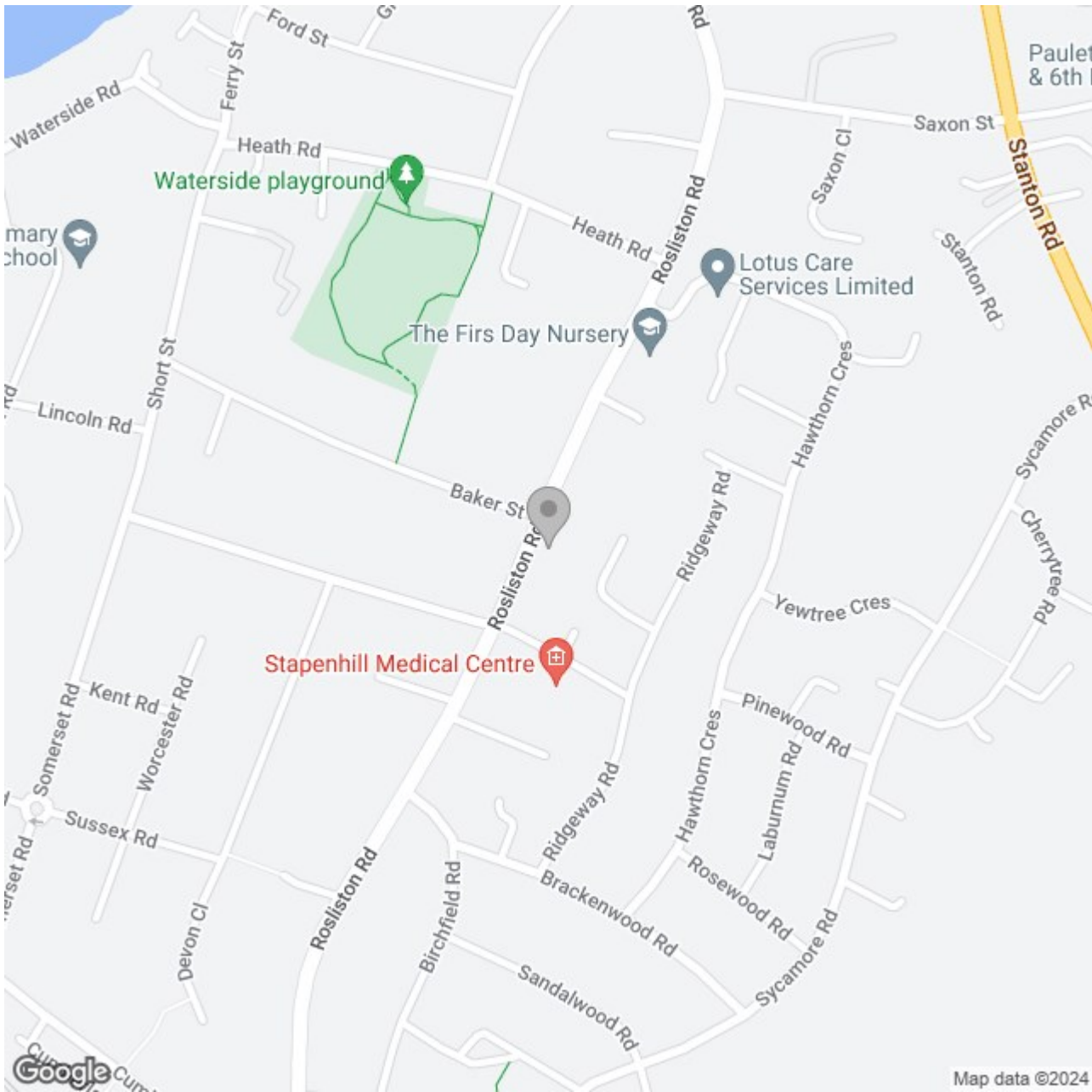
Approximate total area⁽¹⁾
73.3 m²
788.96 ft²

(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.

GIRAFFE360

Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	