







A beautifully appointed three bedroom semi detached home, situated within a desirable residential development, close to a range of local amenities and transport links. The property benefits from an upgraded kitchen diner, including quartz work surfaces and AEG double oven, three well proportioned bedrooms, remaining builders warranty and an en-suite to the master bedroom. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Dimensions

Living Room - 4.84m x 3.29m

Kitchen / Dining - 5.42m x 3.48m

Wc / Cloaks - 1.76m x 0.9m

Master Bedroom - 3.47m x 3.31m

En-Suite Shower Room - 2.15m x 1.25m

Bedroom Two - 3.58m x 2.7m

Bedroom Three - 2.64m x 2.62m

Bathroom - 2.02m x 1.71m

### Entrance hall

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

### Living Room

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

### Kitchen Diner

With a selection of matching wall and base units, having a quartz preparation work surface, integrated dishwasher, fridge freezer, four ring gas hob, two full sized AEG electric ovens, one and a half bow sink with mixer tap, central heating radiator, built in utility cupboard, double glazed window to the rear elevation and double glazed French doors leading out onto the garden.

### First Floor Landing

With a double glazed window to the side elevation, loft hatch, airing cupboard and doors leading off to:



### Master Bedroom

With built in sliding mirror wardrobes, central heating radiator, double glazed window to the front elevation and a door leading to the en-suite shower room.

### En-suite Shower Room

With a three piece suite comprising: low level WC, wash hand basin with mixer tap, double shower cubicle with glass sliding door and gravity shower over, heated ladder towel rail and half tiled walls.









#### Bedroom Two

With central heating radiator, double glazed window to the rear elevation and a built in wardrobe.

#### Bedroom Three

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

#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap and gravity shower over, partially tiled walls, double glazed window to the front elevation and a heated ladder towel rail.



#### Outside

The outside of the property to the front elevation offers a well appointed fore garden with pathway leading to the front entrance door. The side elevation features a driveway providing ample parking facility with a pedestrian gate leading to the back garden. The rear elevation offers a landscaped garden having two patio areas ideal for seating and entertaining with a laid to lawn area in the middle, all of which is enclosed via timber fencing.





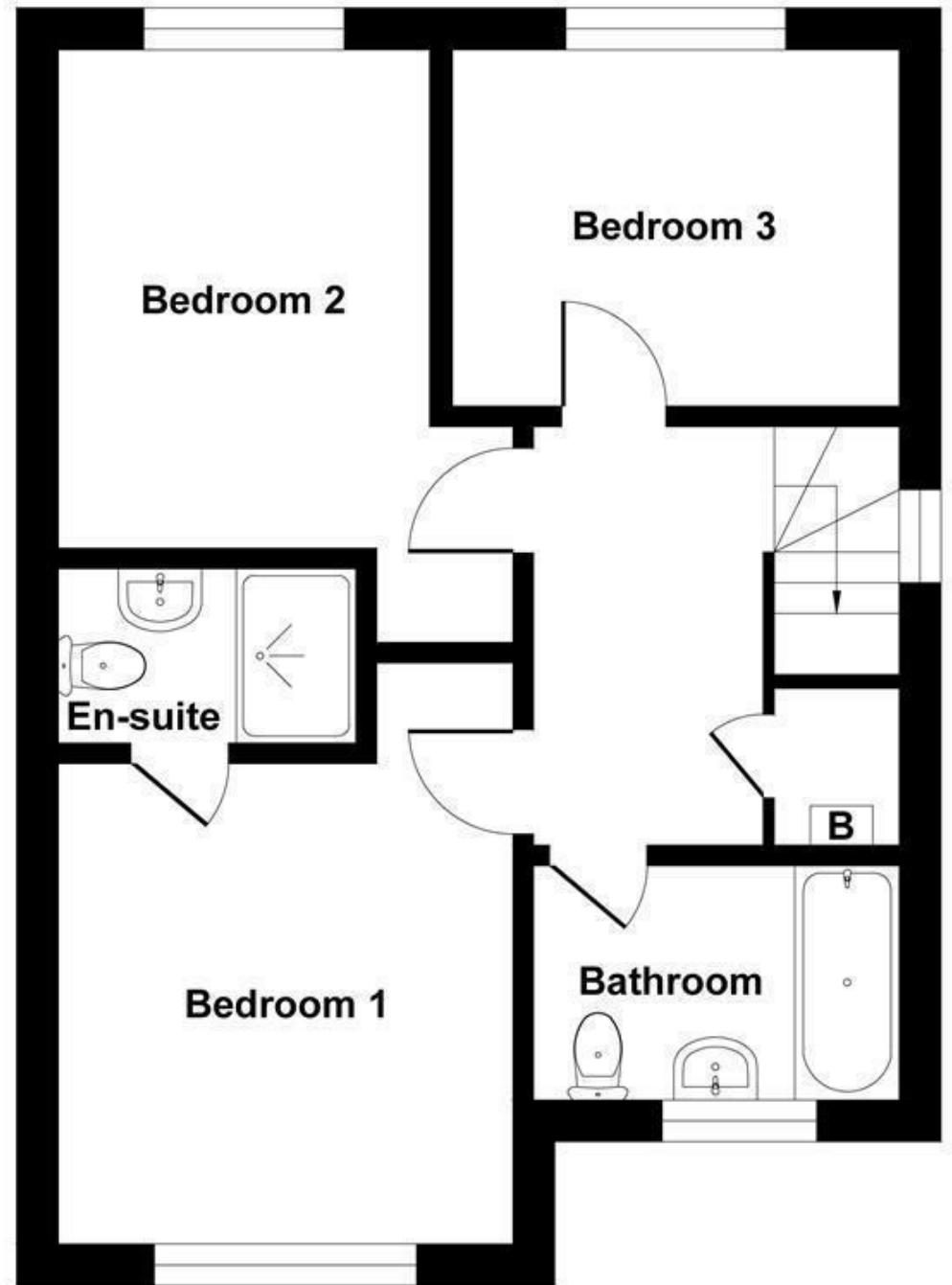
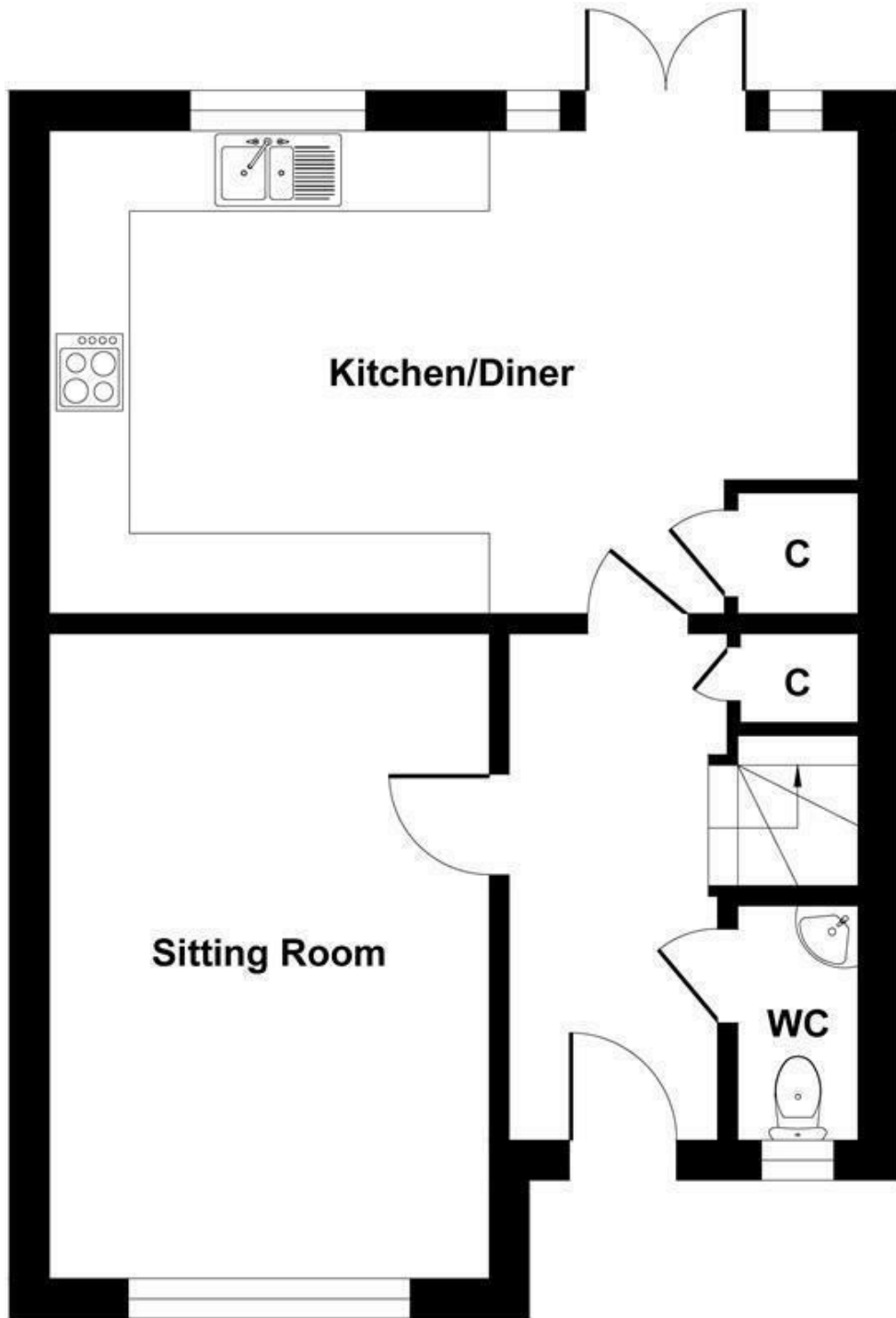






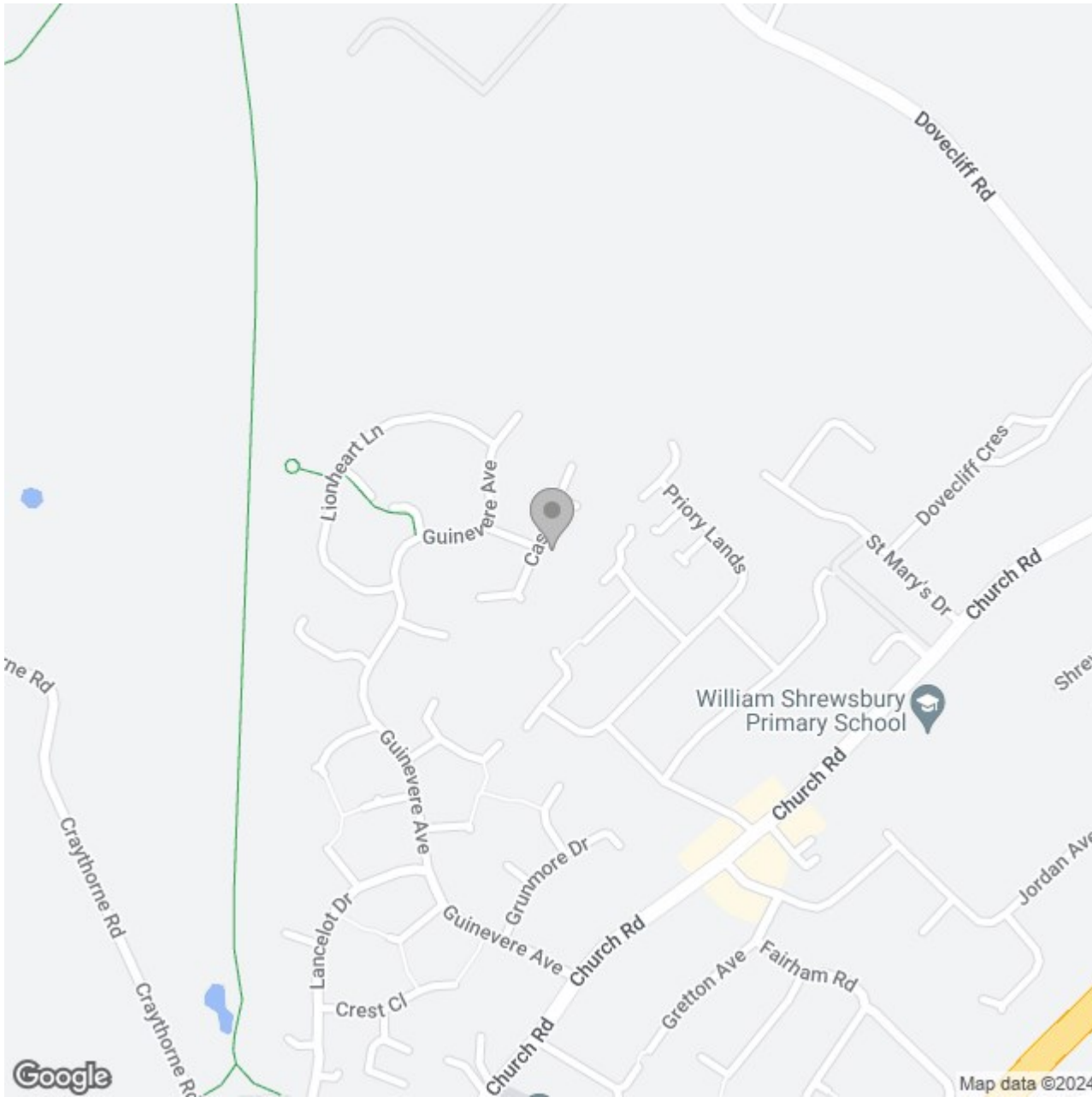












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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	