





A beautifully appointed four bedroom semi detached property, situated within a desirable development, having good access to a range of local amenities and transport links. The property benefits from a beautifully appointed kitchen diner, private garden, driveway providing parking facility and four well proportioned bedrooms. Viewing is highly recommended strictly via appointment only.



#### Entrance hallway

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

#### Kitchen Diner

With a selection of matching wall and base units having a straight edge preparation work surface, one and a half bowl sink with mixer tap and drainer, four ring gas hob with extractor over, double electric oven, integrated fridge freezer, washing machine and dishwasher, double glazed window to the front elevation and central heating radiator.

#### WC/cloaks

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

#### Living Room

With central heating radiator, double glazed windows to the rear elevation and double glazed French doors leading out onto the garden.

#### First Floor Landing

With an airing cupboard, doors leading off to and stairs rising to the second floor.

#### Bedroom Three

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

#### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap,



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

#### Bedroom Four

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

#### Second Floor

#### Master Bedroom

With eves storage, central heating radiator, built in







wardrobe, 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, shower cubicle with glass bi-folding door, gravity shower over, central heating radiator, skylight and an electric extractor fan.

#### Outside

With a beautiful patio area ideal for seating, laid lawn area and a pedestrian gate forming part of the timber fenced boundary. The front elevation offers a driveway providing parking facility.



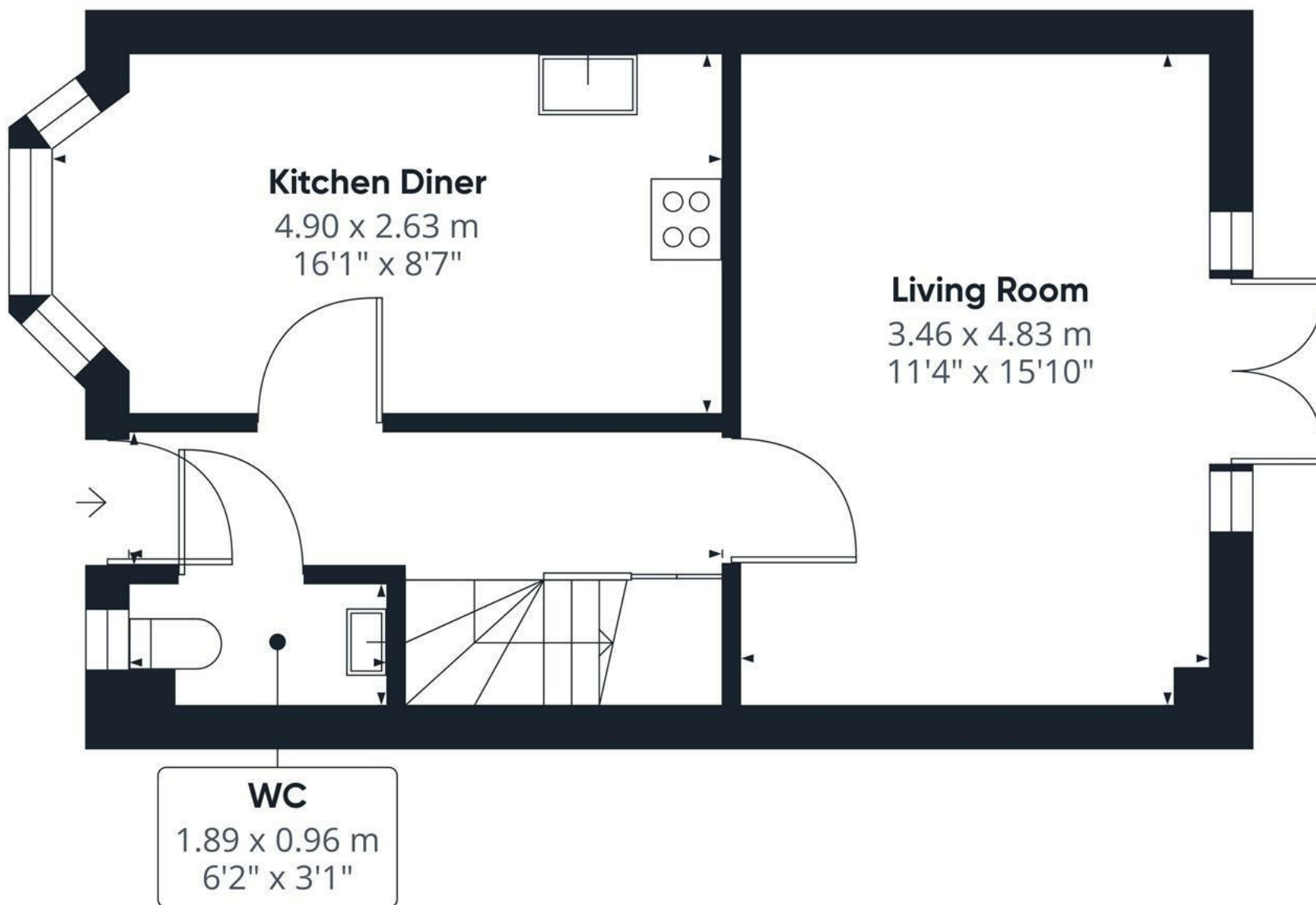












Approximate total area<sup>(1)</sup>  
39.15 m<sup>2</sup>  
421.36 ft<sup>2</sup>

(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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Floor 0



**Bedroom Three**

3.87 x 2.64 m  
12'8" x 8'8"

**Bedroom Two**

4.01 x 2.68 m  
13'2" x 8'9"

**Bedroom Four**

2.90 x 2.08 m  
9'6" x 6'9"

**Bathroom**

1.91 x 2.07 m  
6'3" x 6'9"

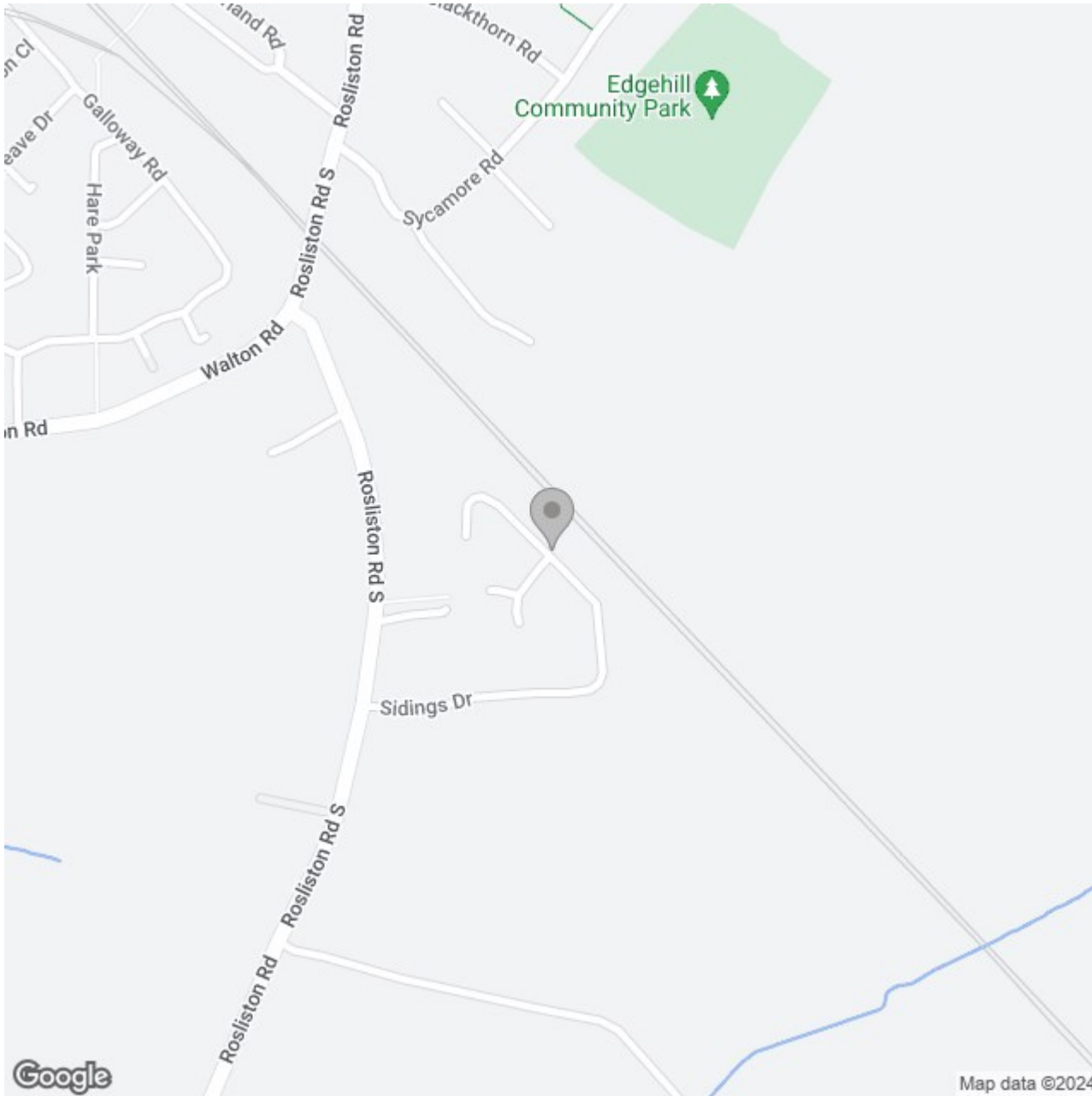
Approximate total area<sup>(1)</sup>

37.2 m<sup>2</sup>  
400.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	