







A stunning three bedroom detached home, full with character features, generous reception rooms and a large laid to lawn garden. The property benefits from good access to a range of local amenities and transport links, driveway providing parking facility and three well proportioned bedrooms with the master having an en-suite shower room. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Entrance hall

With under stairs storage, stairs rising to the first floor, composite front entrance for and doors leading off to:

### Living Room

With a full height window to the front elevation, cast iron fireplace with tiled hearth and central heating radiator.

### Dining Room

With central heating radiator, cast iron fireplace with tiled hearth, double glazed window to the front elevation and a storage cupboard.

### Kitchen

With a selection of matching wall and base units having a straight edge wooden preparation work surface, one and a half bowl sink with mixer tap and drainer, induction hob with extractor over, integrated fridge freezer, tiled splash backs, central heating radiator, double glazed window to the rear elevation, composite rear access door and a chimney breast with recess for electric fire.

### Inner hallway

With built in cupboard, space for coat hanging and a door leading to:

### Garden Room

With two central heating radiators, double glazed French doors leading out onto the patio area, double glazed window to the rear elevation and two built in storage cupboards.



### First Floor Landing

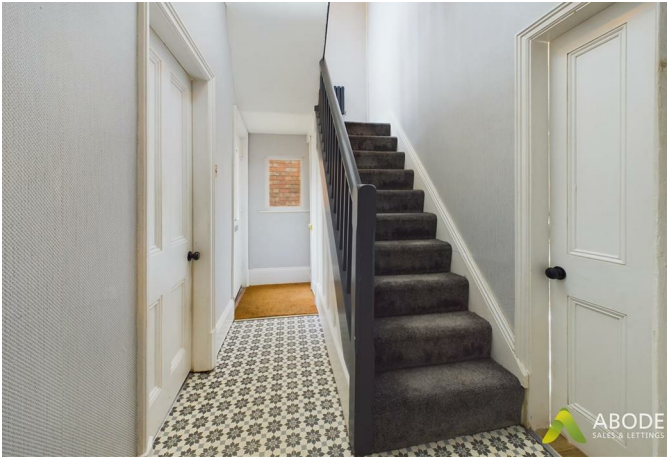
With central heating radiator, double glazed window to the front elevation, loft hatch and doors leading off to:

### Family Bathroom

With a four piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, roll top bath with mixer tap, shower cubicle with glass sliding doors and gravity shower over, tiled splash backs, heated ladder towel rail and a double glazed window to the rear elevation.











#### Master Bedroom

With 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 and vanity unit below, shower cubicle with glass sliding doors, gravity shower over, heated ladder towel rail and a double glazed window to the rear elevation.

#### Bedroom Two

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

#### Bedroom Three

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

#### Outside

The outside of the property to the front elevation has a driveway providing parking facility, with steps leading up to the front entrance door. The rear elevation has a patio area, large laid to lawn garden with bricked walls either side and a raised decked area.





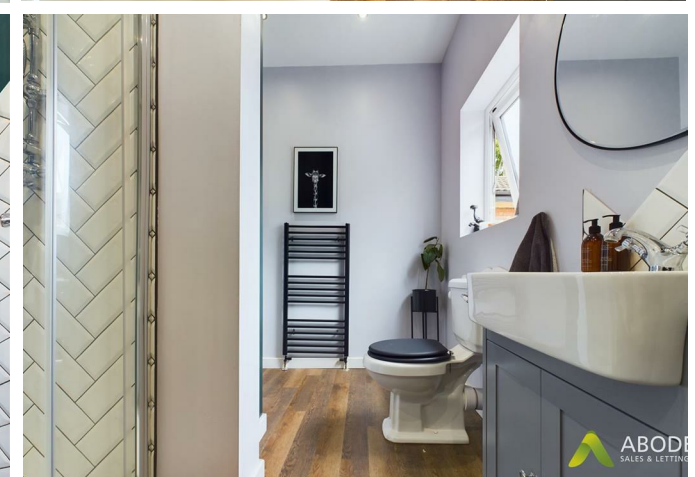
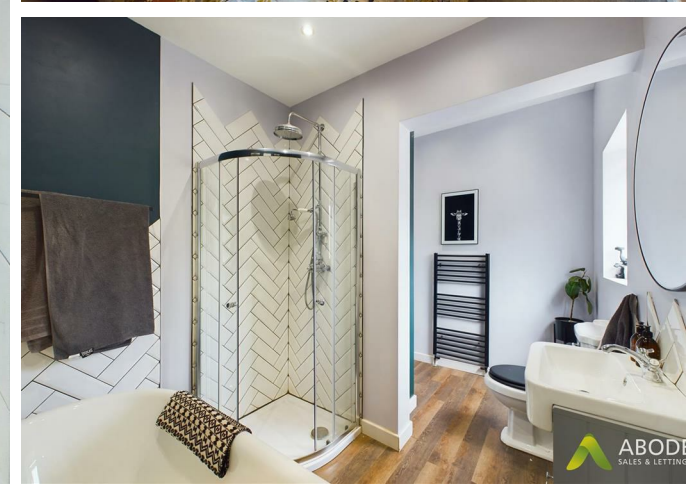
















Floor 0

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

119.33 m<sup>2</sup>

1284.46 ft<sup>2</sup>



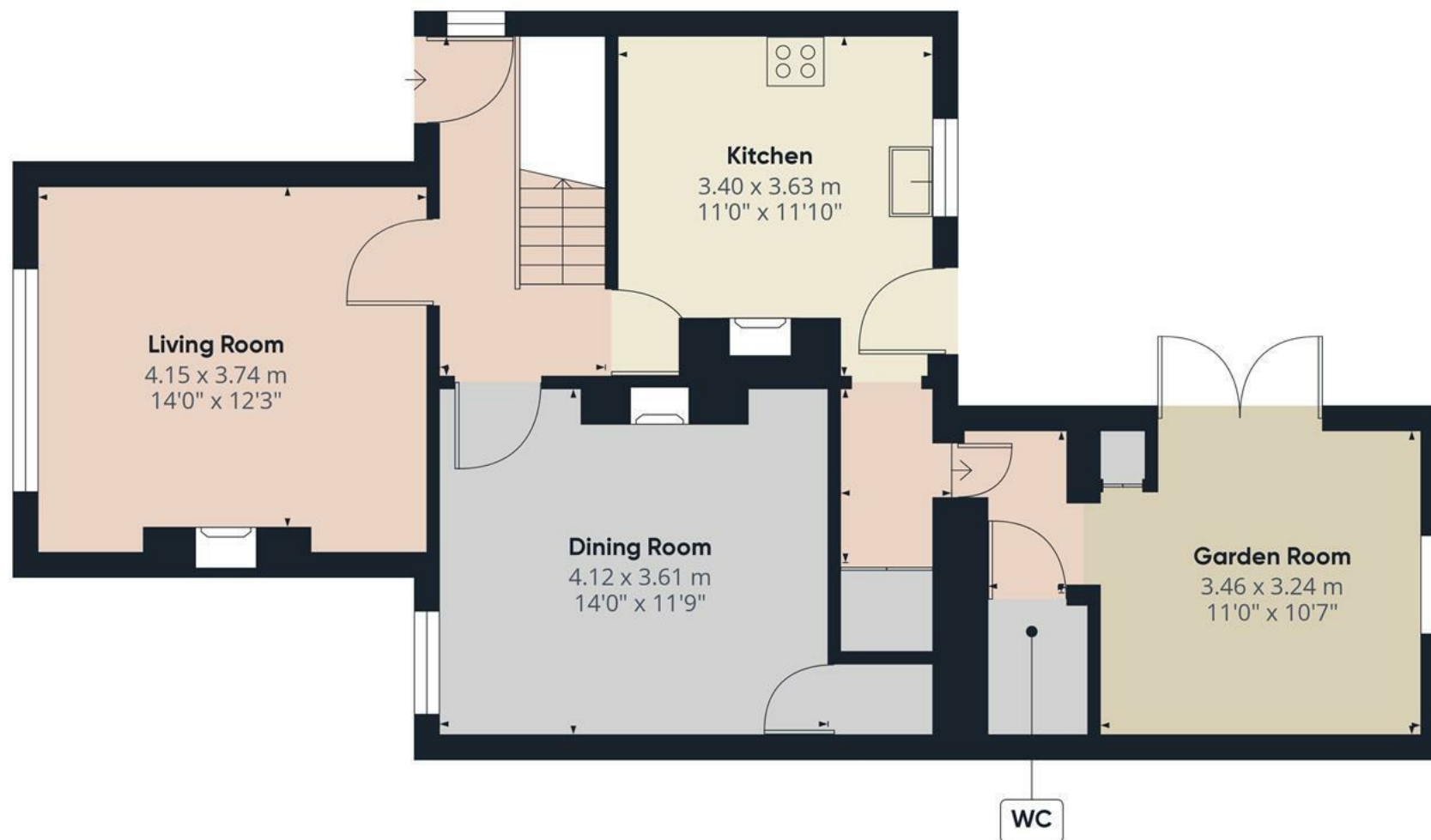
Floor 1

(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.

GIRAFFE 360





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

68.54 m<sup>2</sup>

737.76 ft<sup>2</sup>

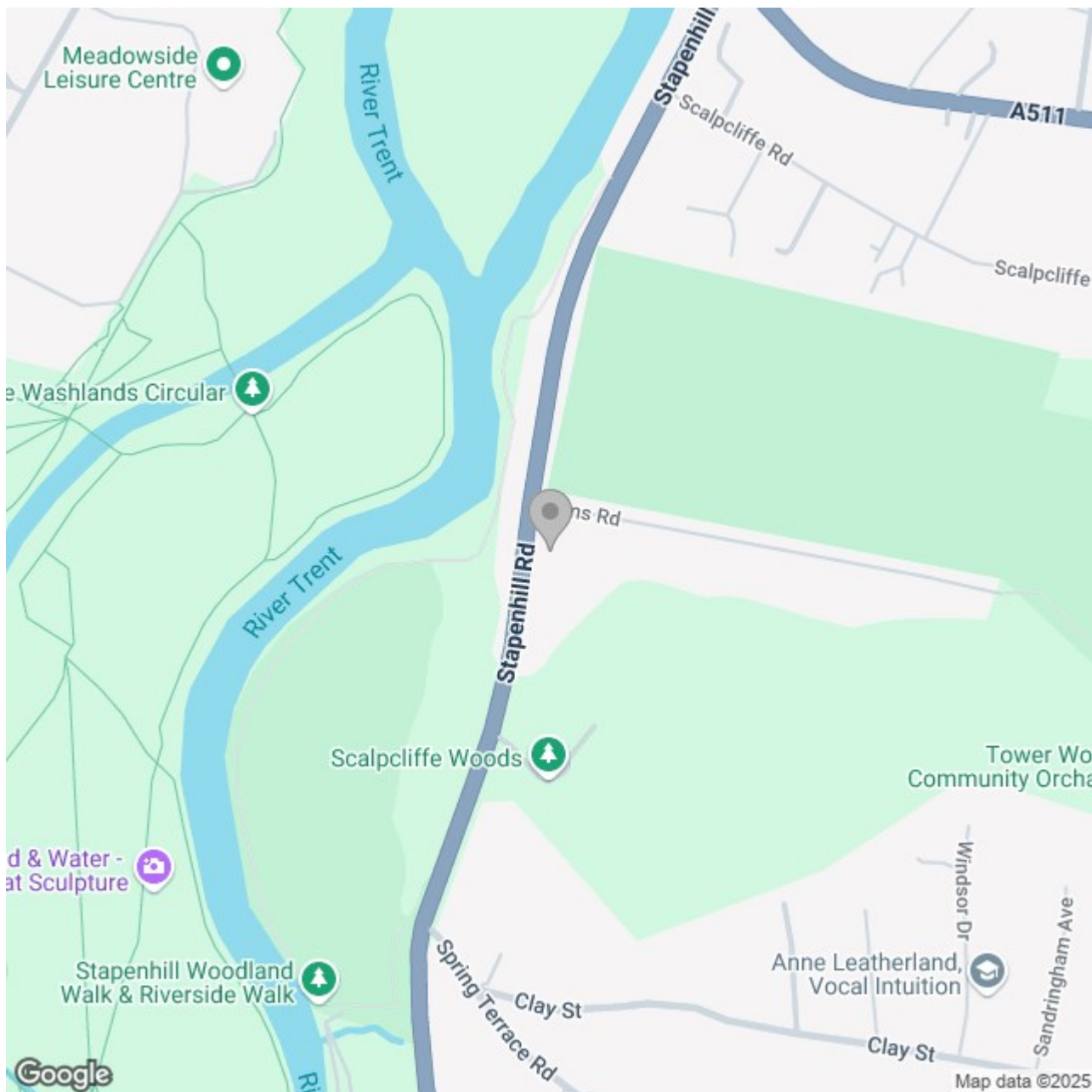
(1) Excluding balconies and terraces

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Floor 0





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 