





A rare opportunity to obtain a three bedroom detached property situated upon a spacious plot with generous parking, detached garage and timber workshop. The property benefits from having three reception rooms, a modern kitchen diner, three well proportioned bedrooms and a modern shower room. Viewing is highly recommended strictly via appointment only.



Accommodation

Accommodation

Leading through a double glazed front entrance door into :

Entrance porch

With storage cupboard window to the side elevation and a door leading to :

Entrance hallway

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

Living room

With the focal point of the room being the gas fire with Adam style surround, central heating radiator and a double glazed window to the front elevation .

Kitchen diner

With a selection of matching wall and base units having under counter drawers and a straight edge preparation works surface, integrated appliance include electric oven, microwave oven, induction hob, fridge freezer, one a half bowl ceramic sink with mixer tap and drainer, double glazed windows to the rear elevation, to splash back, central heating radiator, built-in storage cupboard, double glazed side access door into the conservatory and door leading off to:

Open lounge diner

Central heating radiator and a double glazed sliding door leading to the conservatory.

Conservatory



With windows to the rear and side elevation and glazed French doors leading out onto the patio .

First floor landing

Double glazed window to the side elevation, loft hatch, doors leading off to .

Master bedroom

With Double glazed window to the front elevation central heating radiator built inside mirror wardrobe.







Bedroom two

With central heating radiator, double glaze windows to the rear elevation and a built-in wardrobe.

Bedroom Three

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

Shower Room

With a two piece suite comprising: wash hand basin with mixer tap and vanity unit below, shower cubicle with shower over, heated ladder towel rail and double glazed window to the rear elevation.



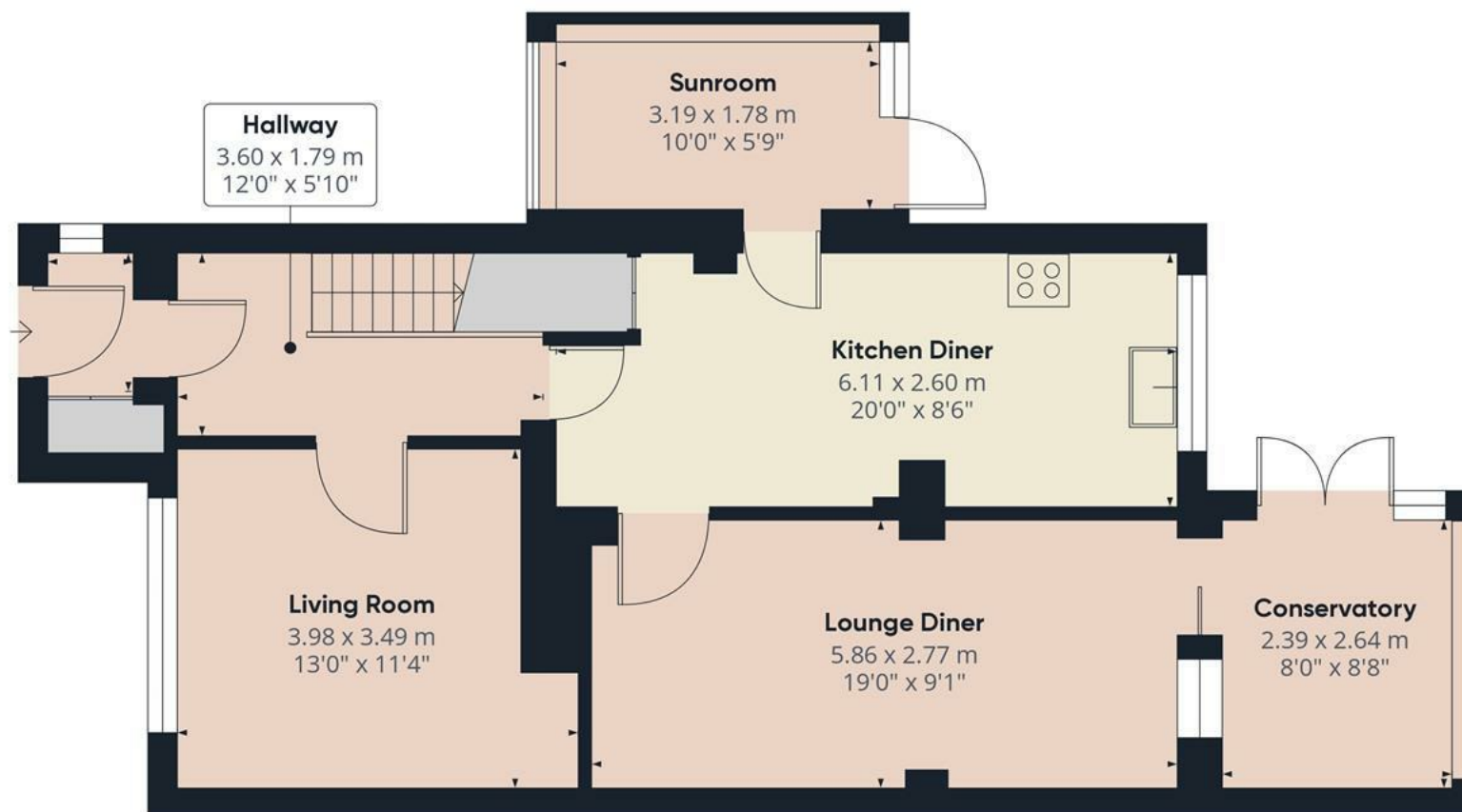
Outside

The outside of the property to the front elevation features a driveway providing ample parking facility leading to the garage which has both front and rear door allowing vehicles to drive through, further driveway to the right of the property providing additional parking. The rear elevation offers an expansive garden which is mainly laid to lawn, having a timber workshop measuring 20ft x 10ft as well as a hardstanding area and patio area ideal for seating.









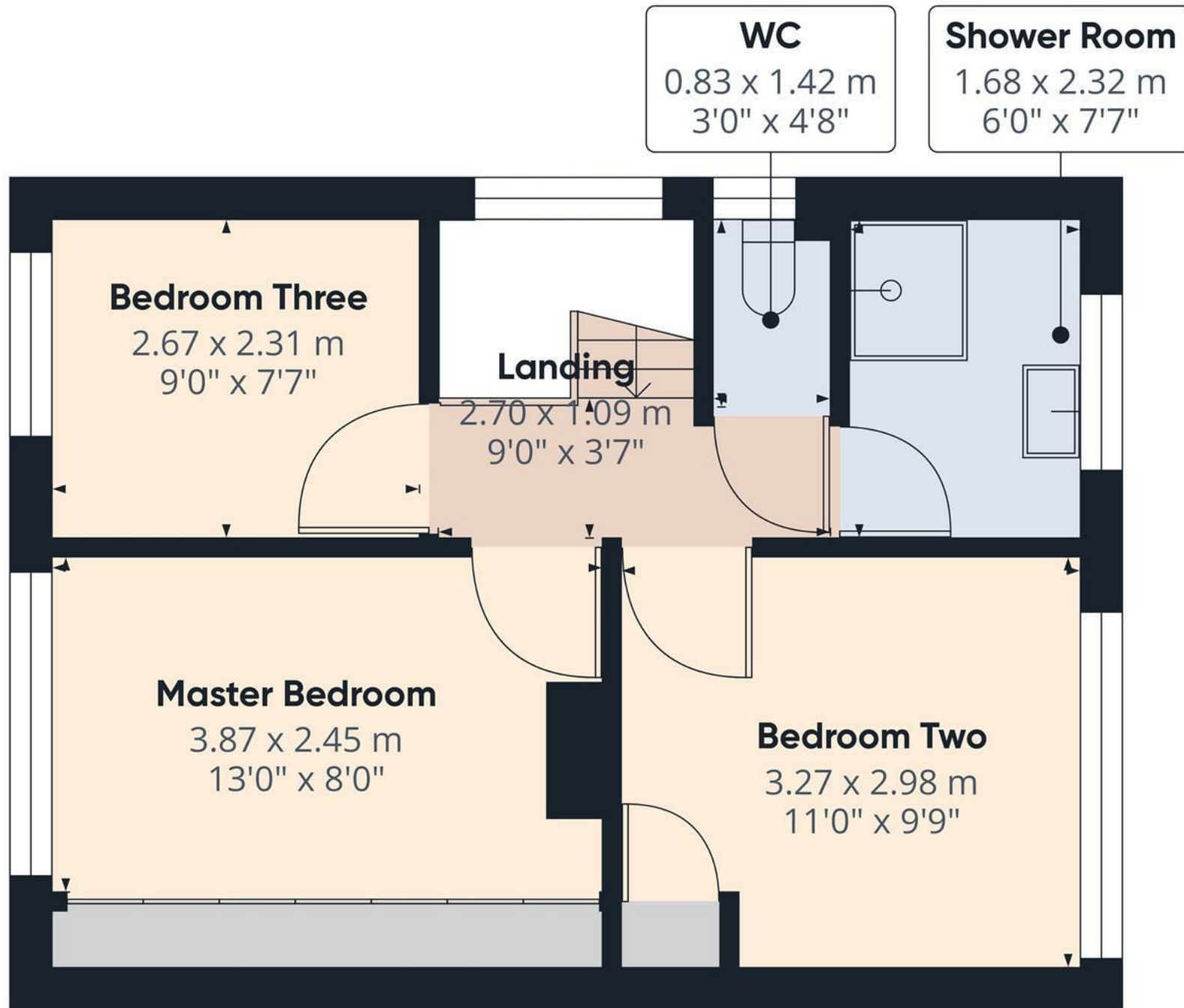
Approximate total area⁽¹⁾
68.94 m²
742.06 ft²

(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



Floor 1

Approximate total area⁽¹⁾

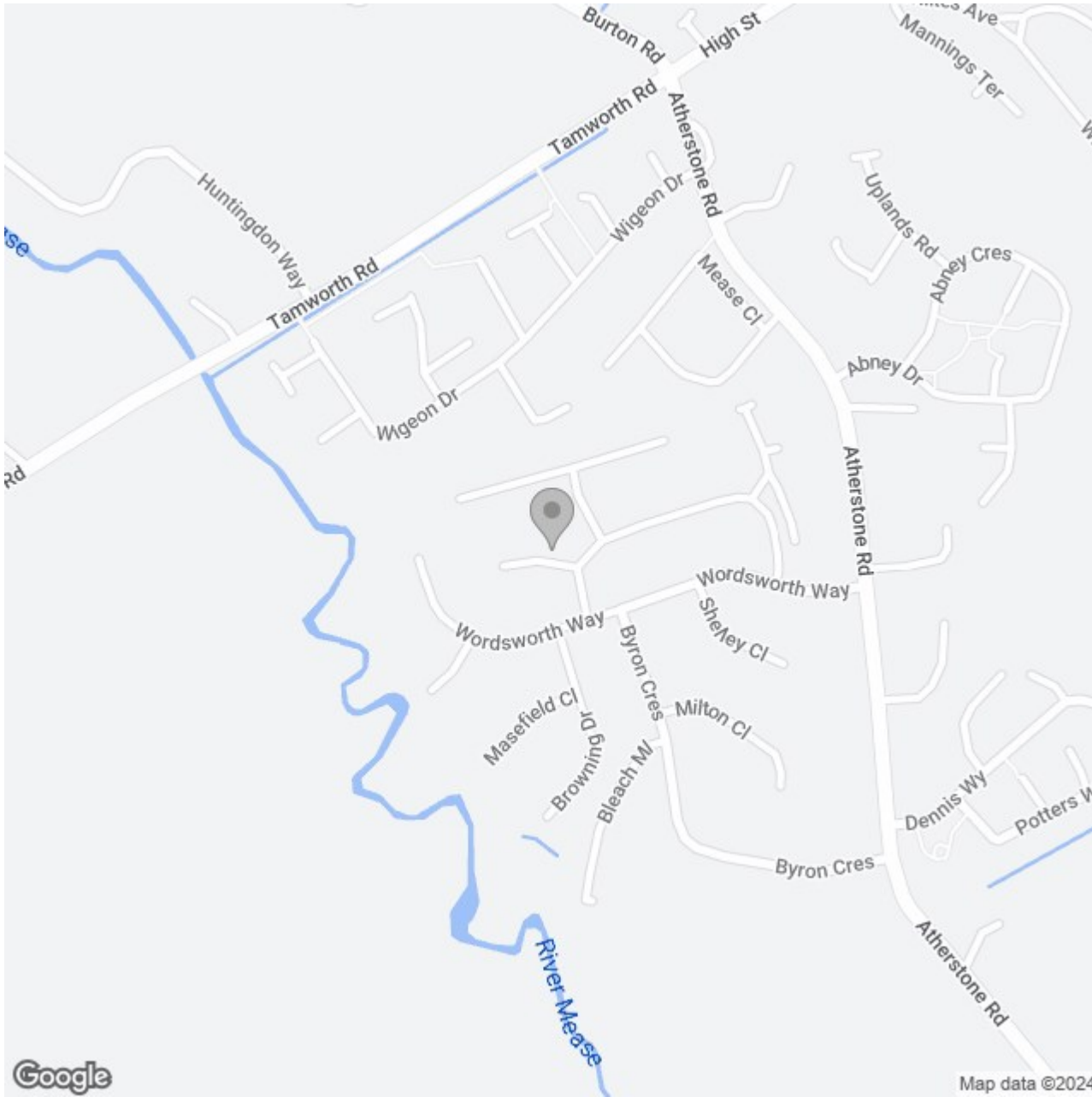
35.09 m²

377.71 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



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	