







\*\*\*\* HIGH SPECIFICATION LIVING & DINING KITCHEN WITH DOORS ONTO THE GARDEN \*\*\*\* Well maintained family home in a quiet cul de sac location offering an entrance hall, lounge, fitted kitchen with living and dining areas, utility room, guest cloakroom and a family room/study. The first floor offer four good size bedrooms, master with en suite shower and a family bathroom. Ample parking to the front and an enclosed landscaped rear garden.





## ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, storage cupboard, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

Feature living flame coal effect gas fire with marble insert and hearth and an Adams style surround, radiator and upvc double glazed bay window to the front.

## OPEN PLAN KITCHEN

Open space offering dining and living areas with upvc double glazed doors onto the garden. The kitchen has fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer unit, fitted electric double oven, gas hob and extractor hood, plumbing and space for a dishwasher, upvc double glazed window to the rear and open through to the utility room.

## UTILITY

Fitted units, work surfaces, sink and drainer unit, plumbing and space for a washing machine, doors to the garden and family room.

## FAMILY ROOM /STUDY

Upvc double glazed window to the front and a radiator.



## FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

## BEDROOM I

Two double built in wardrobes, radiator, upvc double glazed bay window to the front and a door to -











### EN SUITE

Modern re-fitted white comprising an enclosed shower vanity sink unit with wash hand basin and fitted storage low flush wc, chrome ladder style radiator and upvc double glazed window.

### BEDROOM 2

Double built in wardrobe, radiator and upvc double glazed window.

### BEDROOM 3

Double built in wardrobe, radiator and upvc double glazed window.

### BEDROOM 4

Upvc double glazed window and radiator.

### BATHROOM

Modern re-fitted suit comprising a Panel enclosed bath with shower and shower screen, vanity sink unit with wash hand basin and fitted storage, low flush wc, fitted mirror, chrome ladder style radiator and upvc double glazed window.

### OUTSIDE

Ample parking to the front, side gated access to the enclosed rear garden offering a paved patio, lawn, decked patio and garden sheds.















Floor 0

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

60.46 m<sup>2</sup>  
650.79 ft<sup>2</sup>

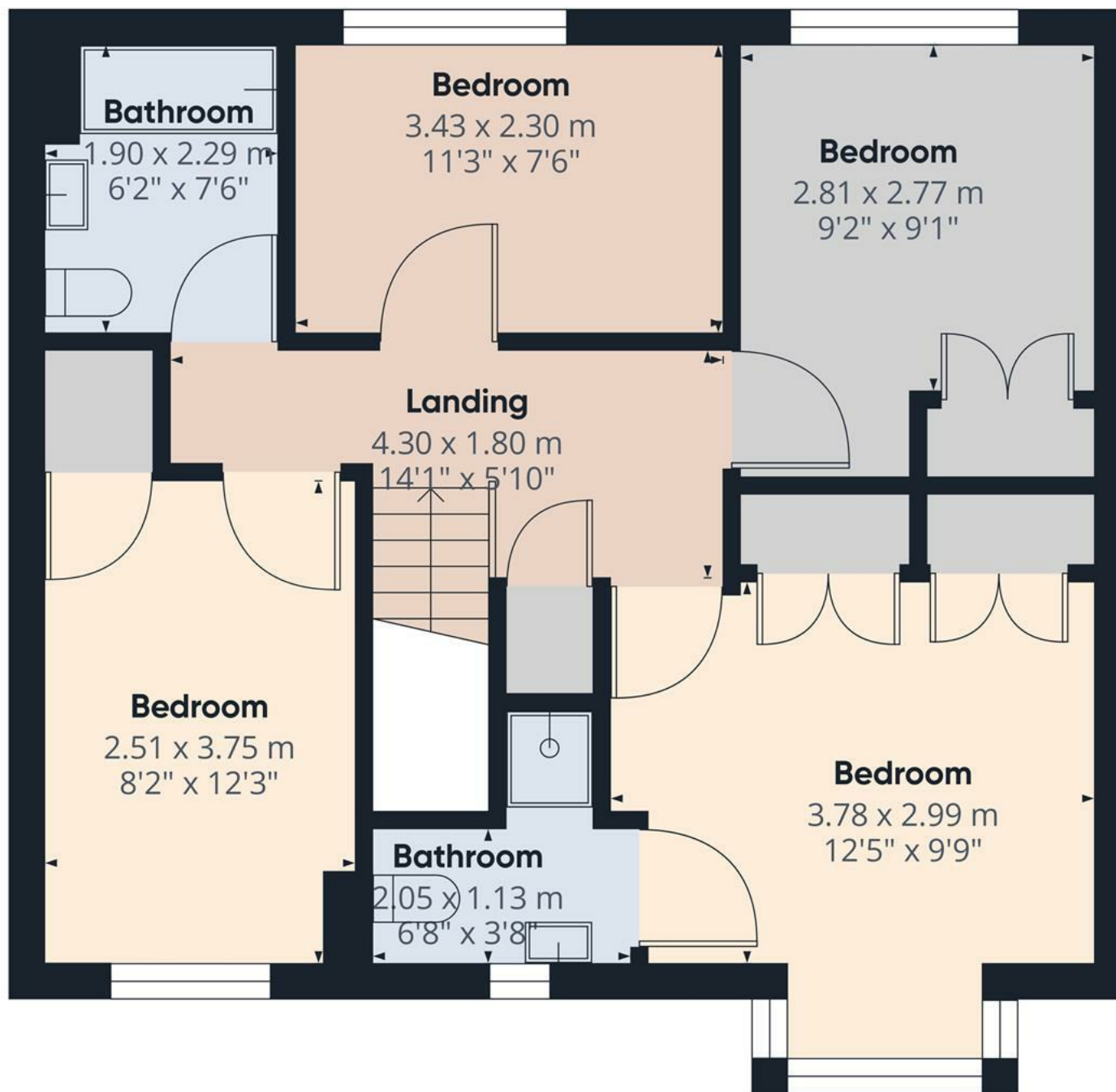
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 1

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

55.71 m<sup>2</sup>  
599.66 ft<sup>2</sup>

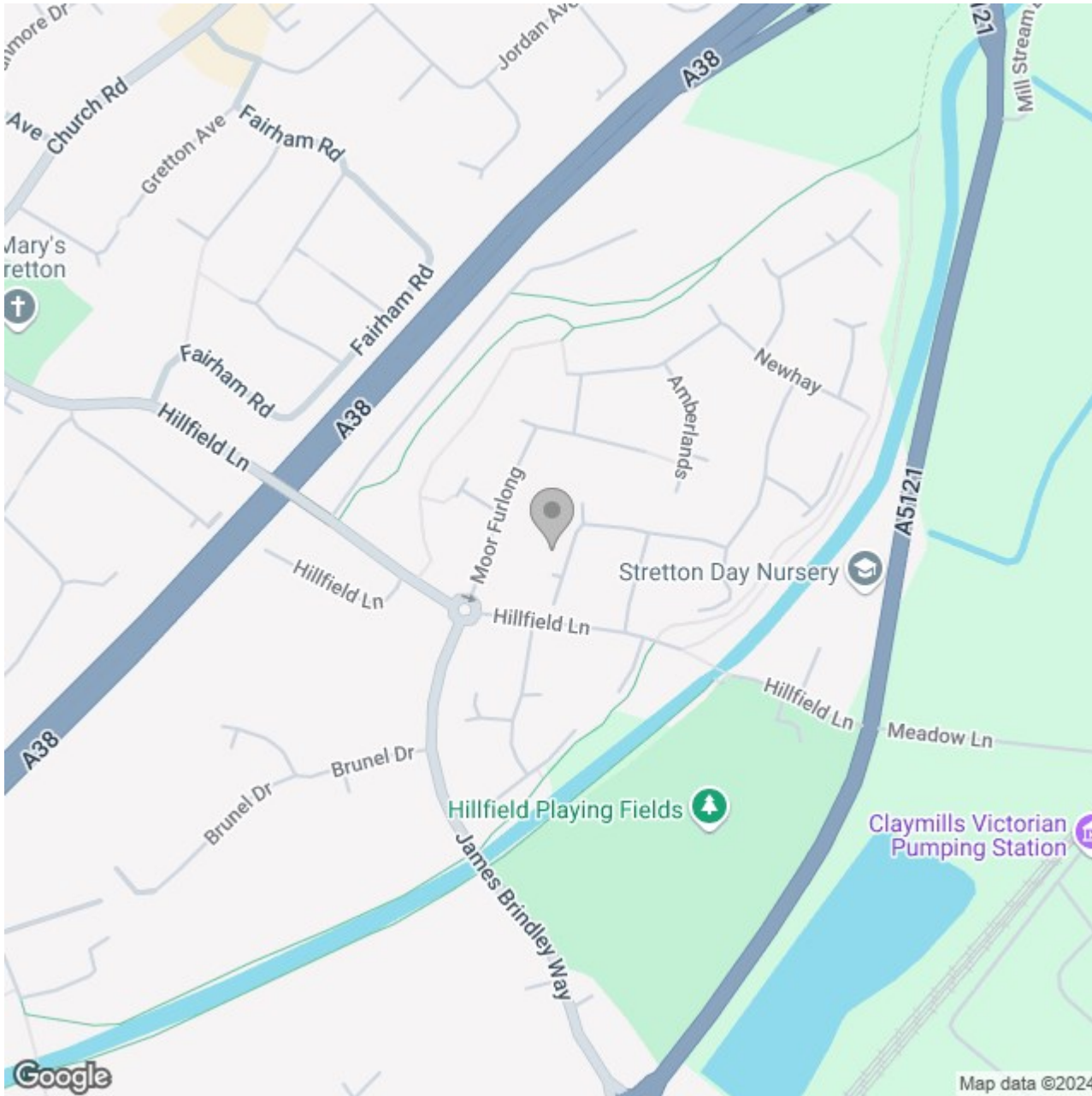
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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	80
(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	