





**** EXTENDED FIVE
BEDROOM DETACHED
FAMILY HOME **** In brief
the property benefits from
upvc double glazing and a
gas heating system and in
brief offers a porch and hall,
lounge diner, kitchen, utility
room and guest cloakroom.
Five first floor bedrooms and
a bathroom. Rear garden
drive and a single garage.
Offered for sale with no
upward chain.



PORCH

Entrance door into the porch with storage cupboard and door to -

HALL

Stairs to the first floor, radiator and doors to -

LOUNGE DINER

Upvc double glazed windows to the front and rear, two radiators.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Appliance spaces, radiator and upvc double glazed window.

UTILITY ROOM

Fitted units, sink unit, plumbing for a washing machine, upvc double glazed window and door to the garden, radiator and a door to -

CLOAKROOM

Low flush wc, wash hand basin, radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Upvc double glazed window and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.

BEDROOM 4

Upvc double glazed window and a radiator.

BEDROOM 5

Upvc double glazed window and a radiator.



BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Front drive and single garage, Enclosed rear garden with lawn and seating area.







Approximate total area⁽¹⁾

62.51 m²

672.86 ft²

Reduced headroom

0.81 m²

8.68 ft²

(1) Excluding balconies and terraces

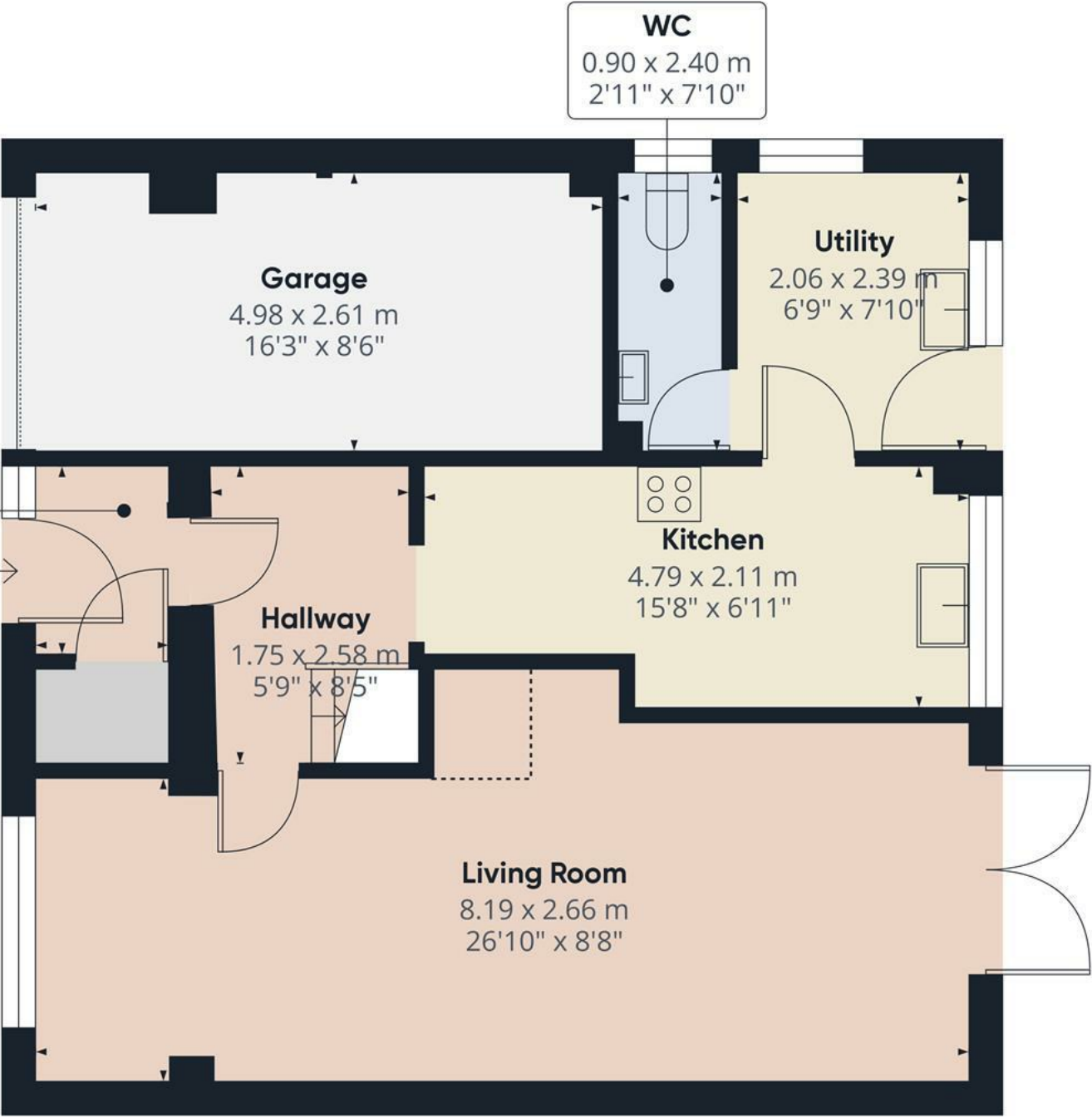
Reduced headroom

..... Below 1.5 m/5 ft

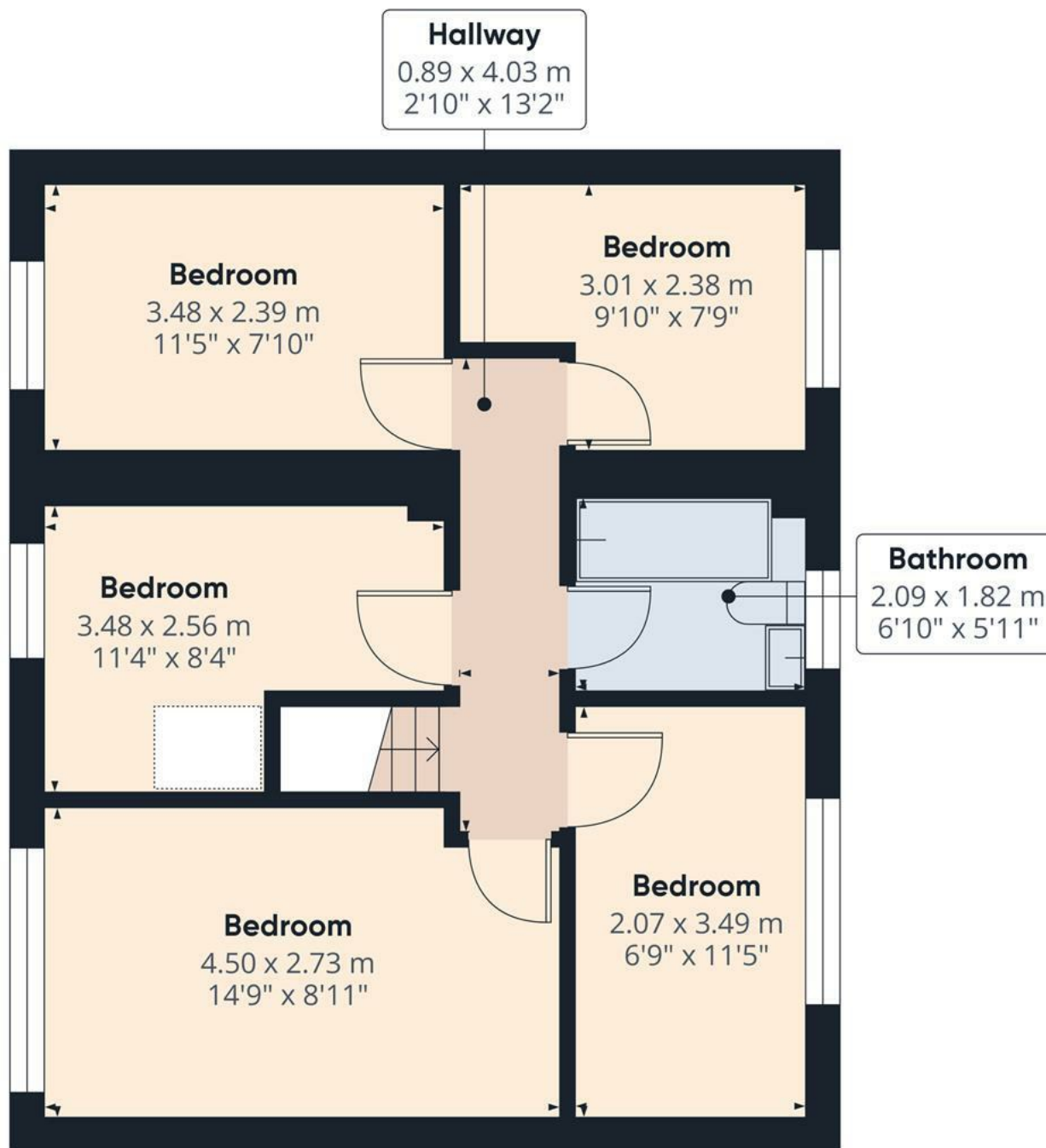
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



Floor 1

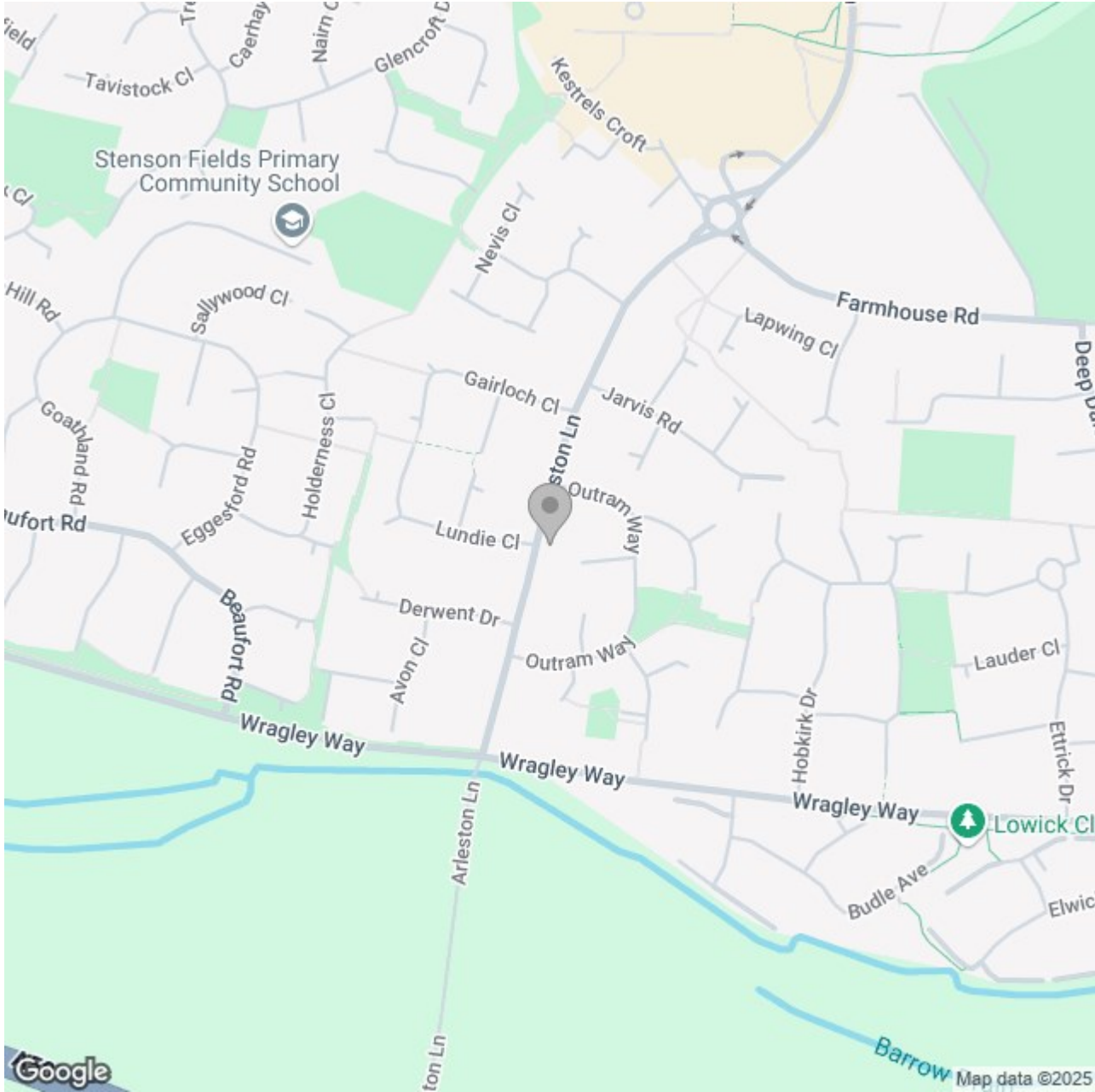
Approximate total area⁽¹⁾
48.69 m²
524.09 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC