







\*\*\*\* MODERN PROPERTY  
WITH CONSERVATORY \*\*\*\*  
DOUBLE GARGE \*\*\*\* Well  
presented family home in a  
popular location offering a  
hall, lounge diner, new  
fitted kitchen,  
conservatory, rear lobby  
and guest cloakroom. Four  
first floor bedrooms and a  
family bathroom, enclosed  
garden, drive and double  
garage. INTERNAL  
VIEWING HIGHLY  
RECOMMENDED.





## HALL

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

## LOUNGE DINER

Feature Adams style fireplace with electric fire, upvc double glazed bay window to the front and radiator. The dining area offers a upvc double glazed window to the rear, radiator and patio doors to the conservatory.

## CONSERVATORY

Upvc double glazed windows and doors onto the garden.

## KITCHEN

Modern Wren fitted kitchen with a full range of wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, induction hob and extractor hood, integrated dishwasher, space for an American style fridge freezer and plumbing and space for a washing machine. Down light, upvc double glazed window and a modern radiator.

## REAR LOBBY

Doors to the garden and cloakroom.

## CLOAKROOM

Vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

## FIRST FLOOR LANDING

Loft access and doors to -



## BEDROOM 1

Two upvc double glazed windows to the front, radiator.

## BEDROOM 2

Upvc double glazed window to the rear, radiator.

## BEDROOM 3

Two upvc double glazed windows to the front, radiator.

## BEDROOM 4

Upvc double glazed window to the rear, radiator.









## BATHROOM

Modern refitted suite comprising a panel enclosed bath with shower and shower screen, vanity sink unit with wash hand basin and storage under, low flush wc, chrome heated towel radiator and upvc double glazed window.

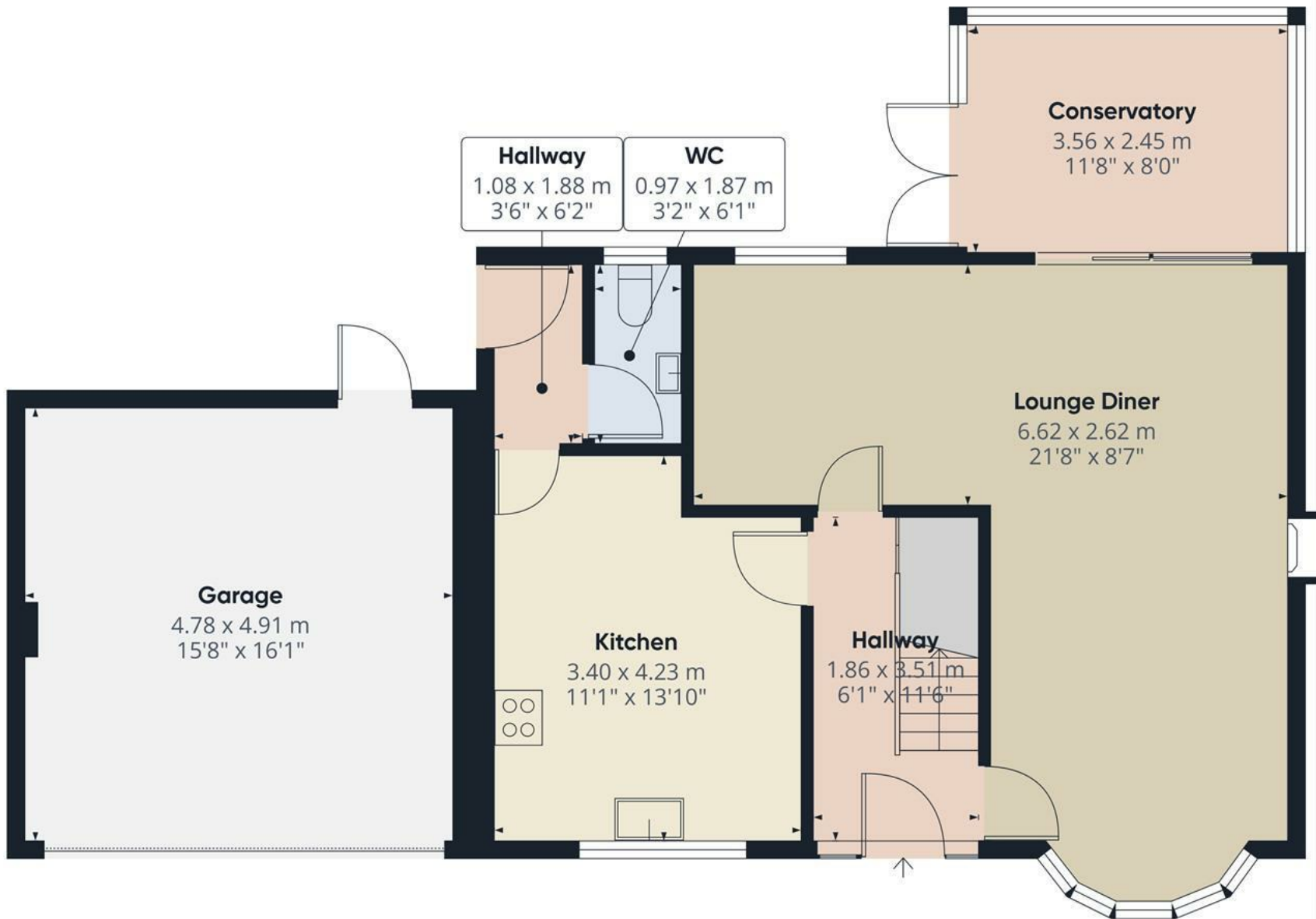
## OUTSIDE

Front lawn either side of a central path. Drive leading to a double garage with up and over door, power and light. The central heating boiler is located in the garage. The rear garden is enclosed offering a lawn with mature shrubs and block paved patio.









Floor 0

Approximate total area<sup>(1)</sup>  
87.7 m<sup>2</sup>  
944 ft<sup>2</sup>

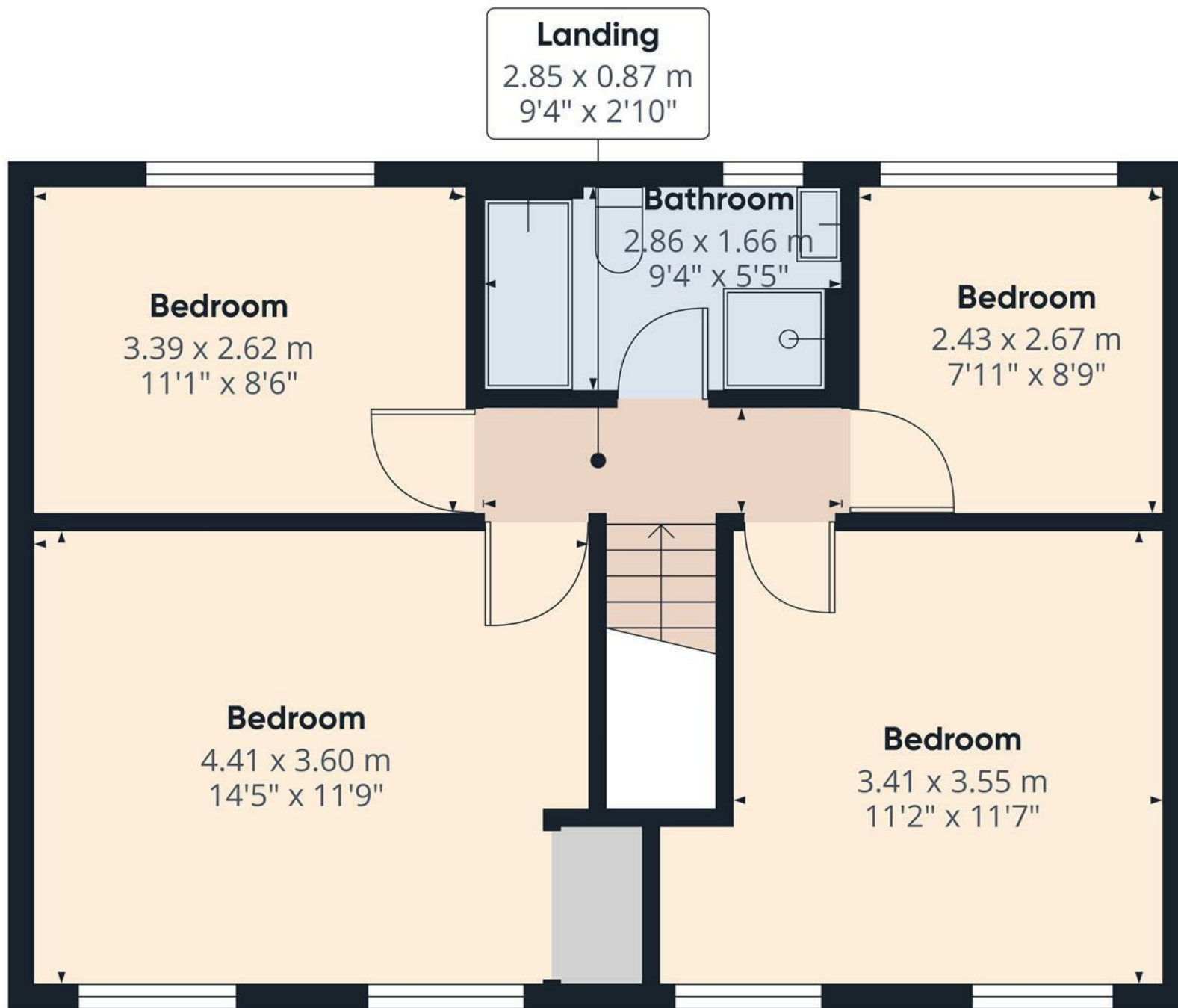
(1) Excluding balconies and terraces

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>m</sup>

53.3 m<sup>2</sup>

574 ft<sup>2</sup>

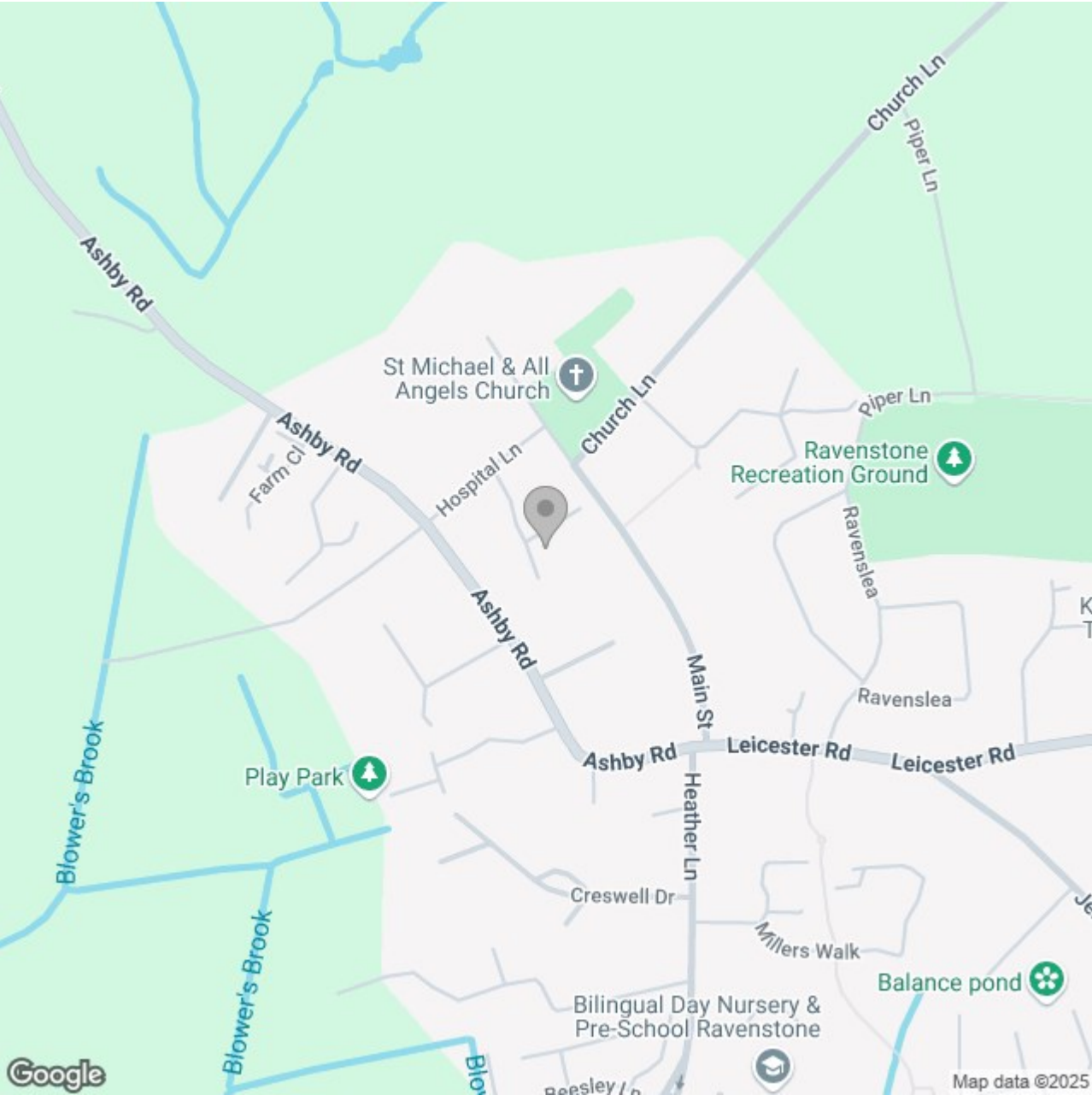
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>73</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		

England & Wales

EU Directive 2002/91/EC