





\*\*\*\* IMPRESSIVE EXTENDED PROPERTY  
 \*\*\*\* DETACHED DOUBLE GARAGE AND  
 EXTENSIVE GARDENS \*\*\*\* This beautiful  
 family home located in highly regarded  
 position and close to excellent schools  
 and a full range of local amenities. In  
 brief the property offers an entrance  
 hallway with a guest cloakroom,  
 L"shape lounge with doors onto the  
 garden. Dining room, fitted breakfast  
 kitchen, utility room and a study. Three  
 first floor bedrooms and a family  
 bathroom. Ample parking with space for  
 a motorhome or caravan. Detached  
 double garage and an established rear  
 garden. INTERNAL VIEWING HIGHLY  
 RECOMMENDED



## ENTRANCE HALL

Entrance door into the hallway with a tiled floor, two radiators, stairs to the first floor and doors to -

## CLOAKROOM

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

## L' SHAPE LOUNGE

A good sized L shaped room with a feature fireplace, radiators, upvc double glazed windows and doors onto the garden.

## DINING ROOM

UPVC double glazed double doors to the side, cast-iron style radiator and a door to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer unit with work surfaces and a sink and drainer unit. Space for range style cooker with fitted extractor fan space for a fridge freezer, radiator, double glazed window to the front and side elevations and a door to the garden.

## UTILITY ROOM

Work surface, plumbing and space for a washing machine and a dishwasher, space for a tumble dryer, fitted cupboards, storage cupboard and a radiator, double glazed window.

## STUDY

Double glazed window and a radiator.

## FIRST FLOOR LANDING

Loft access with pull down ladder, upvc double glazed stain glass window to the side elevation and doors to -



## BEDROOM 1

Fitted wardrobes, cast-iron style radiator and a upvc double glazed window overlooking the garden.

## BEDROOM 2

Upvc double glazed window overlooking the garden and a radiator.

## BEDROOM 3

Double glazed window to the front elevation and a radiator, storage cupboard.







## BATHROOM

Corner shower cubicle, bath, vanity sink unit with wash hand basin and storage cupboard under, low flush WC, chrome ladder style radiator and two double glazed windows.

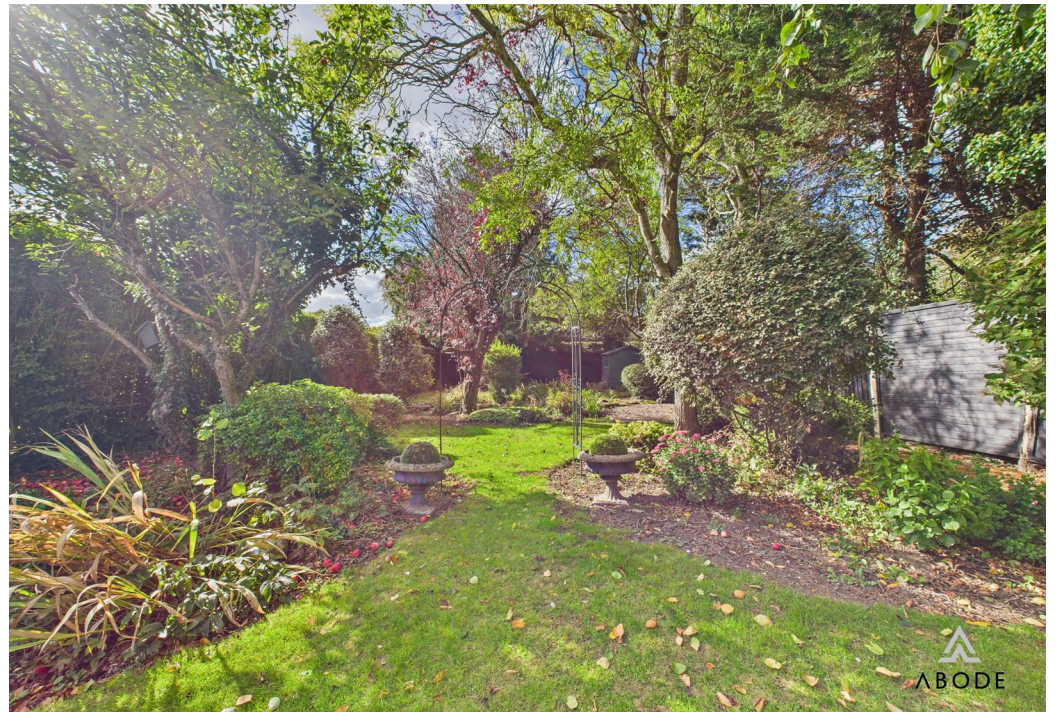
## OUTSIDE

Long driveway offering ample parking and space for a motorhome or caravan, detached double garage with two up and over doors. Side gated access to the enclosed rear garden offering a good size lawn well established borders, shrubs and trees. Seating areas and a garden shed.

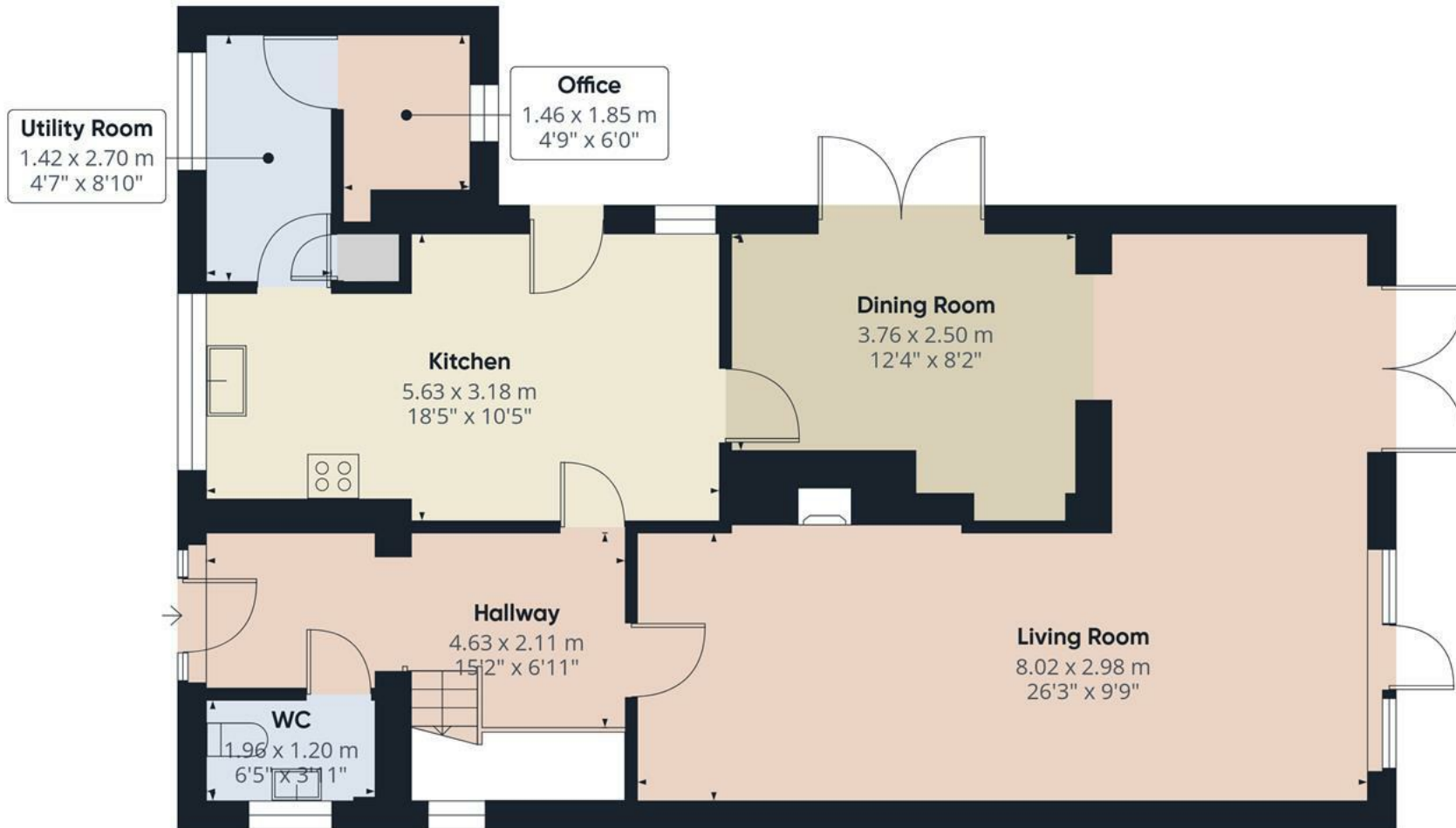












**Approximate total area<sup>(1)</sup>**  
82.5 m<sup>2</sup>  
888 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

**Floor 0**



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

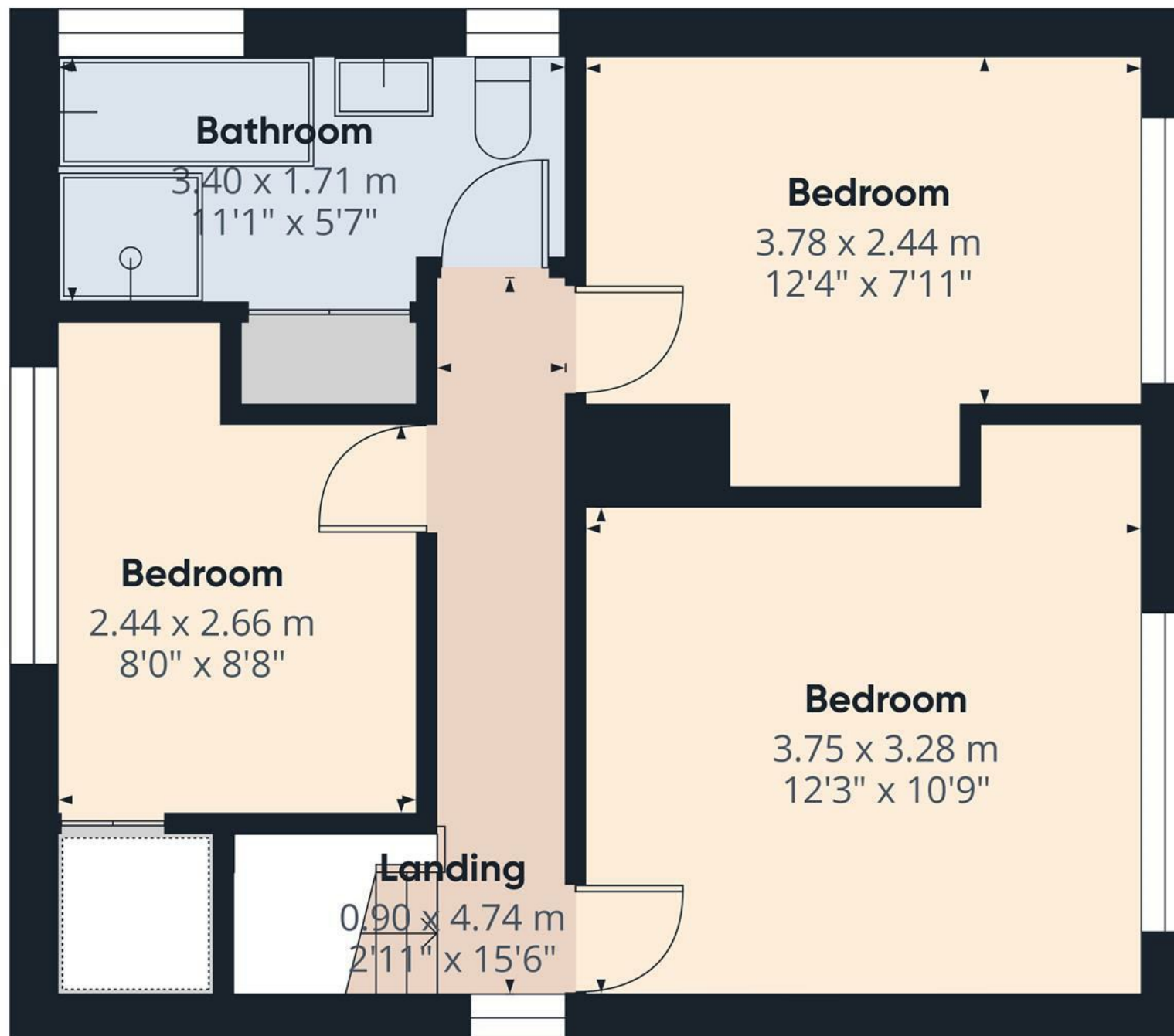
41.4 m<sup>2</sup>

446 ft<sup>2</sup>

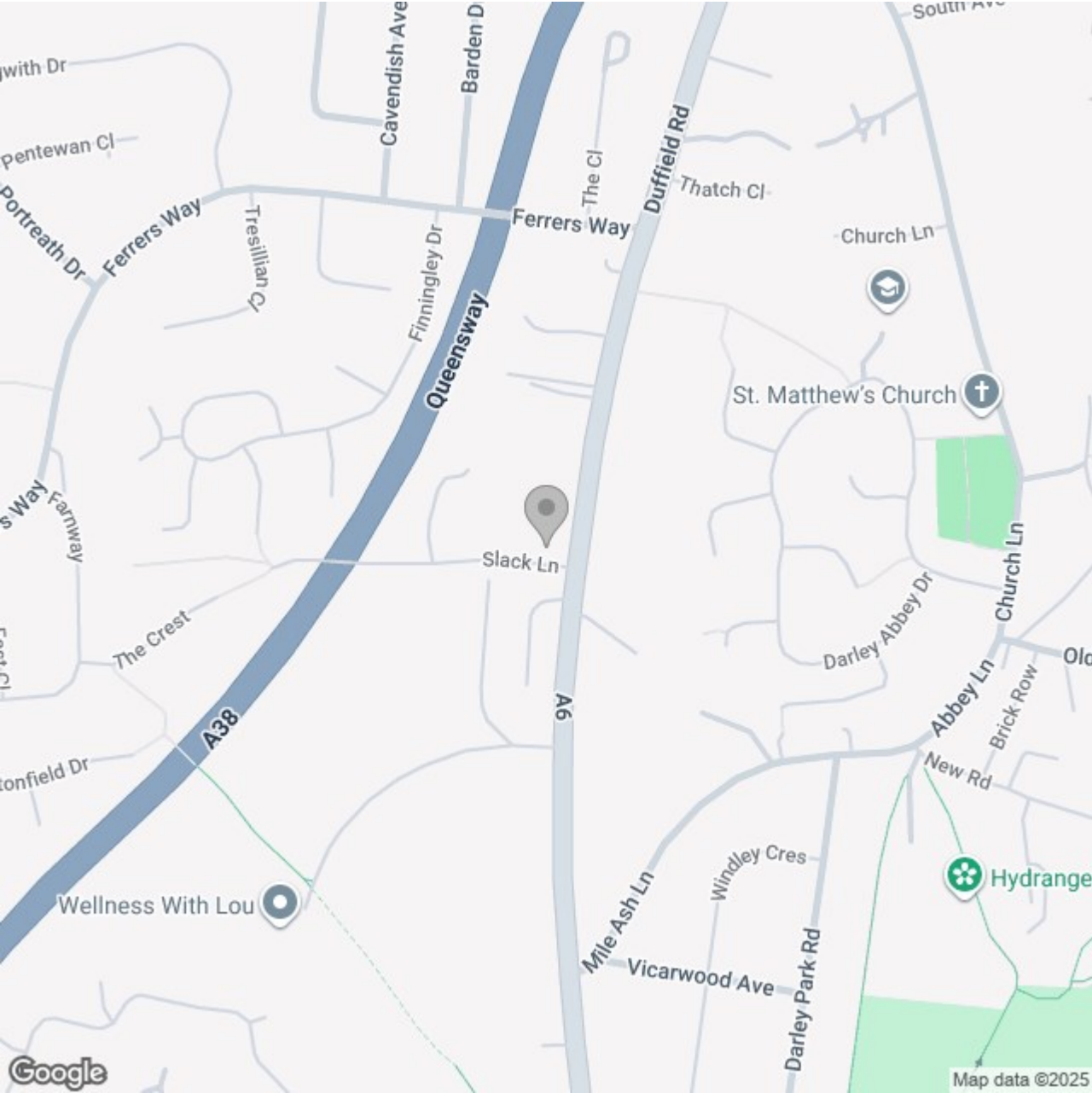
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Floor 1



Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (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