





****** IMPRESSIVE FAMILY HOME
BACKING ONTO BRANSTON
WATER PARK ****** Well
proportioned modern property
in highly regarded location
offering a hallway, guest
cloakroom, lounge and an open
plan living & dining kitchen
with built in appliances. Four
good size bedrooms, master
with an en suite shower room
and family bathroom with both
bath and shower cubicle. Rear
garden, drive and a single
garage. **INTERNAL VIEWING IS
HIGHLY RECOMMENDED.**



HALL

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

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Upvc double glazed bay window to the front and a radiator.

FITTED LIVING & DINING KITCHEN

Fitted units with Quartz work surfaces, breakfast bar and a sink and drainer unit. Fitted electric double oven and gas hob with extractor, integrated fridge freezer, dishwasher and washing machine. Upvc double glazed windows and doors onto the garden, and two radiators.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Two upvc double glazed windows and two radiators.

EN SUITE

Double shower, wash hand basin, low flush wc, chrome ladder style radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.



BEDROOM 4

Upvc double glazed window and radiator.







BATHROOM

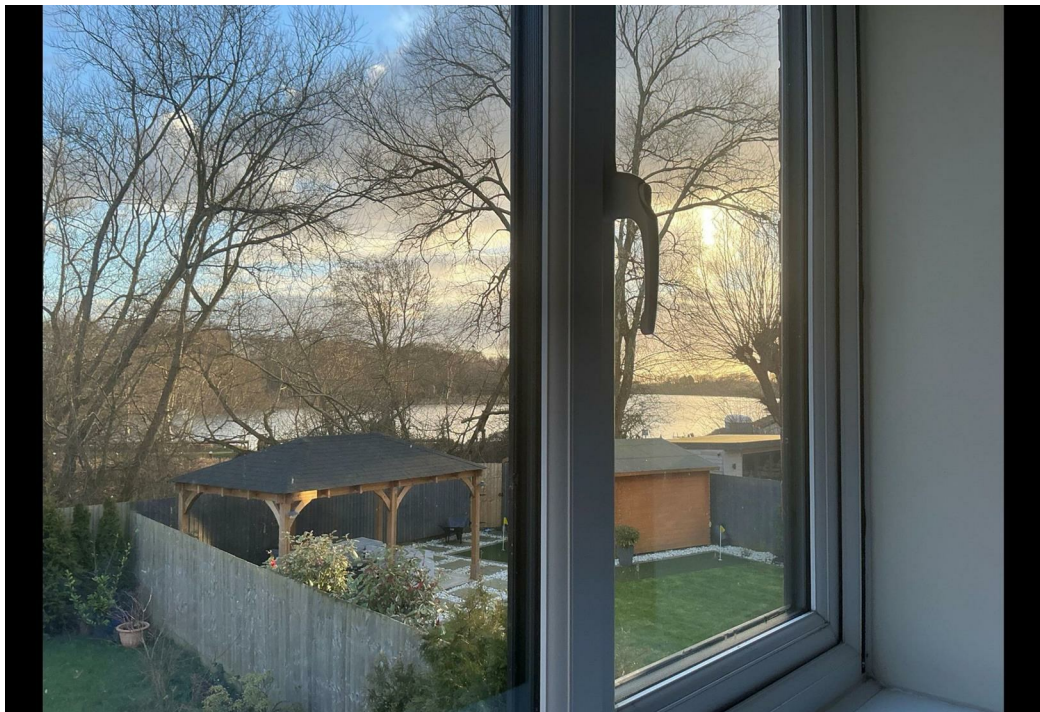
Panel enclosed bath, double shower cubicle, low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

OUTSIDE

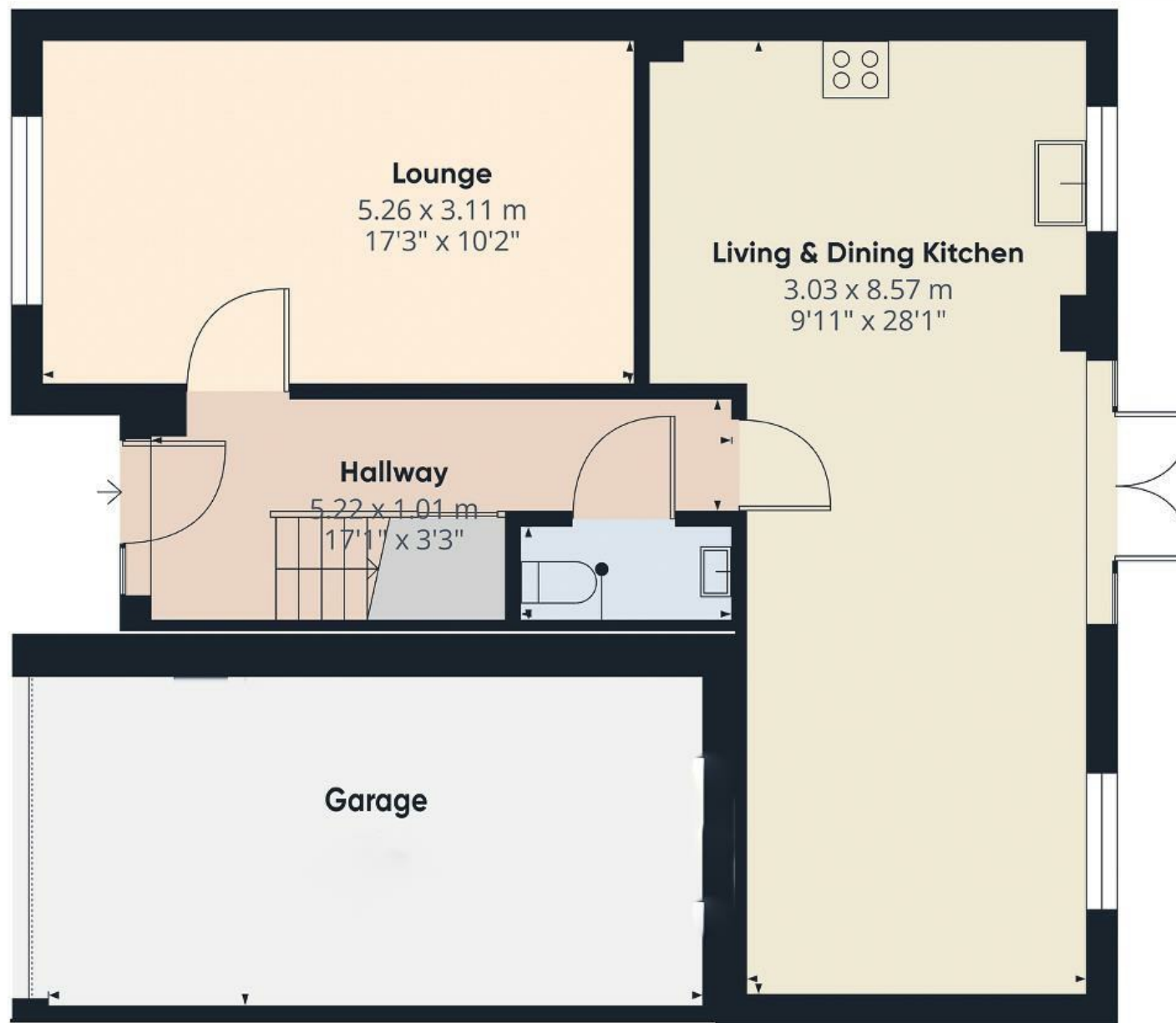
To the front there is a block paved drive, lawn and single garage. Gated access to the enclosed rear garden offering a lawn, paved seating area and views over Branstons water park.











Floor 0



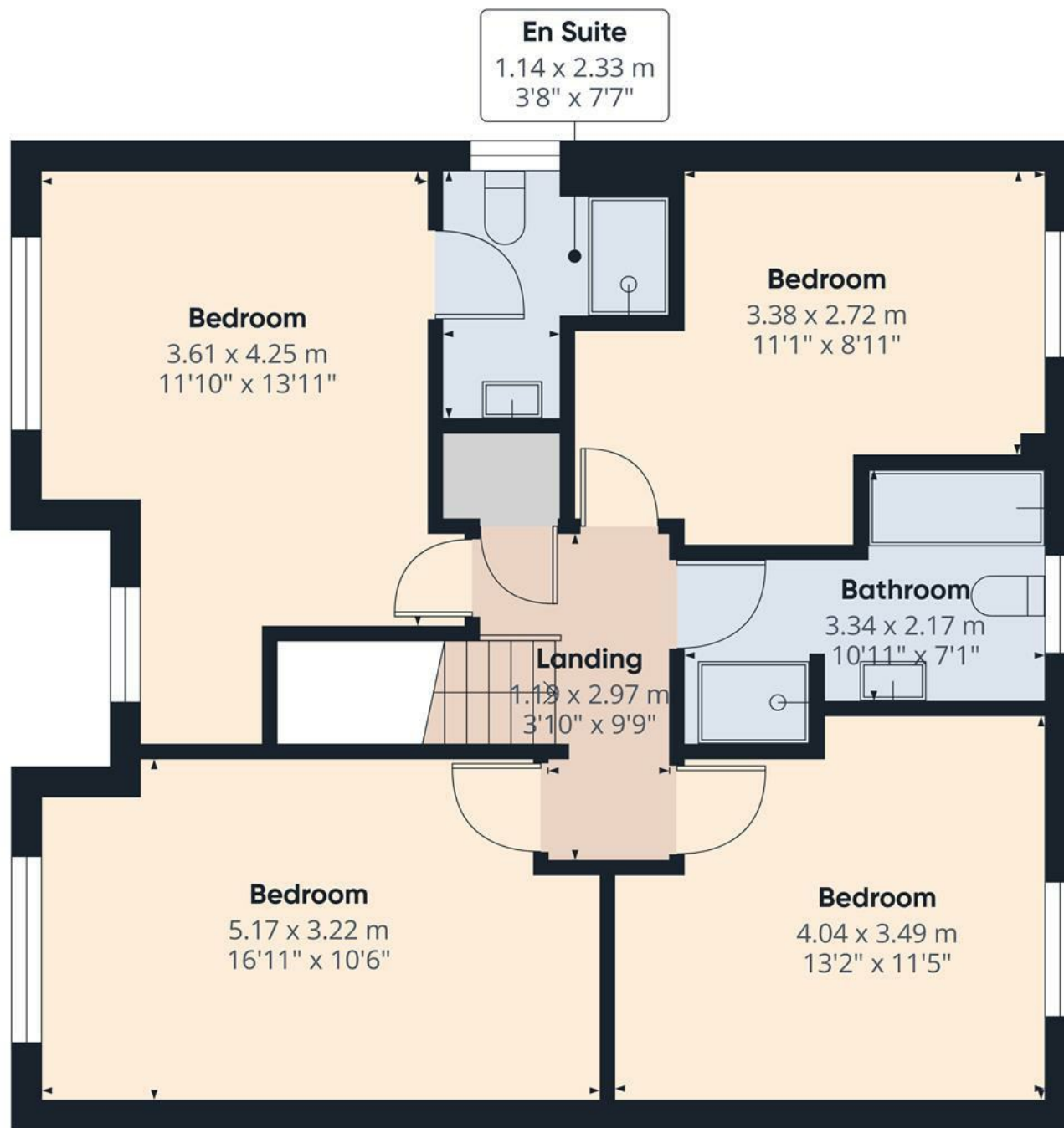
Approximate total area⁽¹⁾

55.8 m²
601 ft²

(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.

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Floor 1

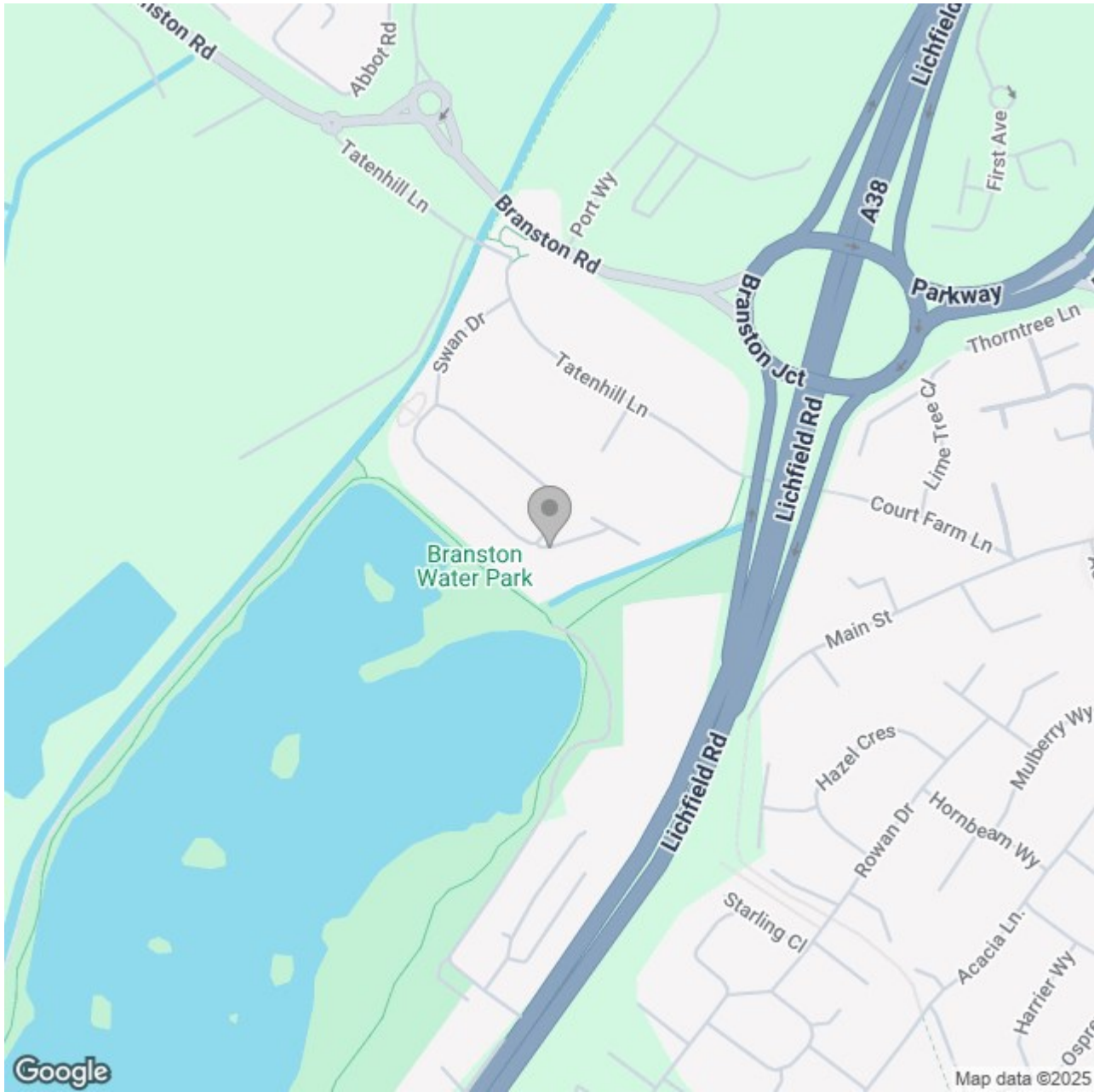
Approximate total area⁽¹⁾

71.2 m²
767 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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