





**** IMMACULATE SEMI DETACHED
PROPERTY **** Modern home on a
popular development offering a hall,
guest cloakroom, lounge, fitted kitchen
diner with built in appliances. Three
bedrooms, en suite and bathroom, side
drive and a rear garden.



HALL

Entrance door into the hall with a tiled floor, radiator and doors to -

CLOAKROOM

Low flush WC, wash hand basin, radiator and a tiled floor.

LOUNGE

UPVC double glazed window to the front elevation, radiator, and door to -

INNER HALL

Stairs to the first floor and door to -

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor hood, integrated dishwasher, washer dryer and fridge freezer, tiled floor, radiator, storage cupboard and UPVC double glaze window and double doors onto the garden.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

UPVC double glazed window to the rear elevation, radiator, and a storage cupboard.

EN SUITE

Enclosed shower, low flush WC, wash hand basin, radiator and UPVC double glazed window.

BEDROOM 2

UPVC double glazed window to the front elevation and a radiator.



BEDROOM 3

UPVC double glazed window to the front elevation and a radiator.

BATHROOM

Panel enclosed bath with an electric shower and shower screen, low flush WC, wash hand basin, radiator.

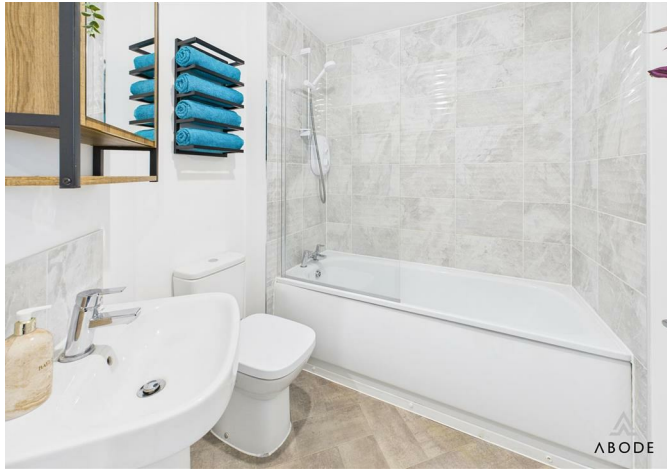
OUTSIDE

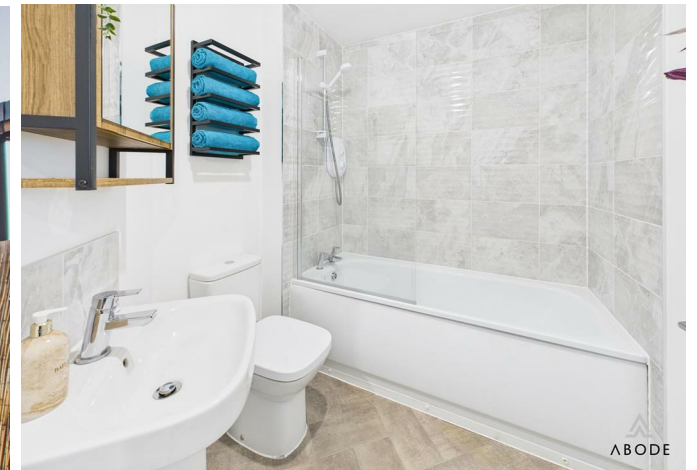
Side drive with gated access into the rear garden with lawn and shed.

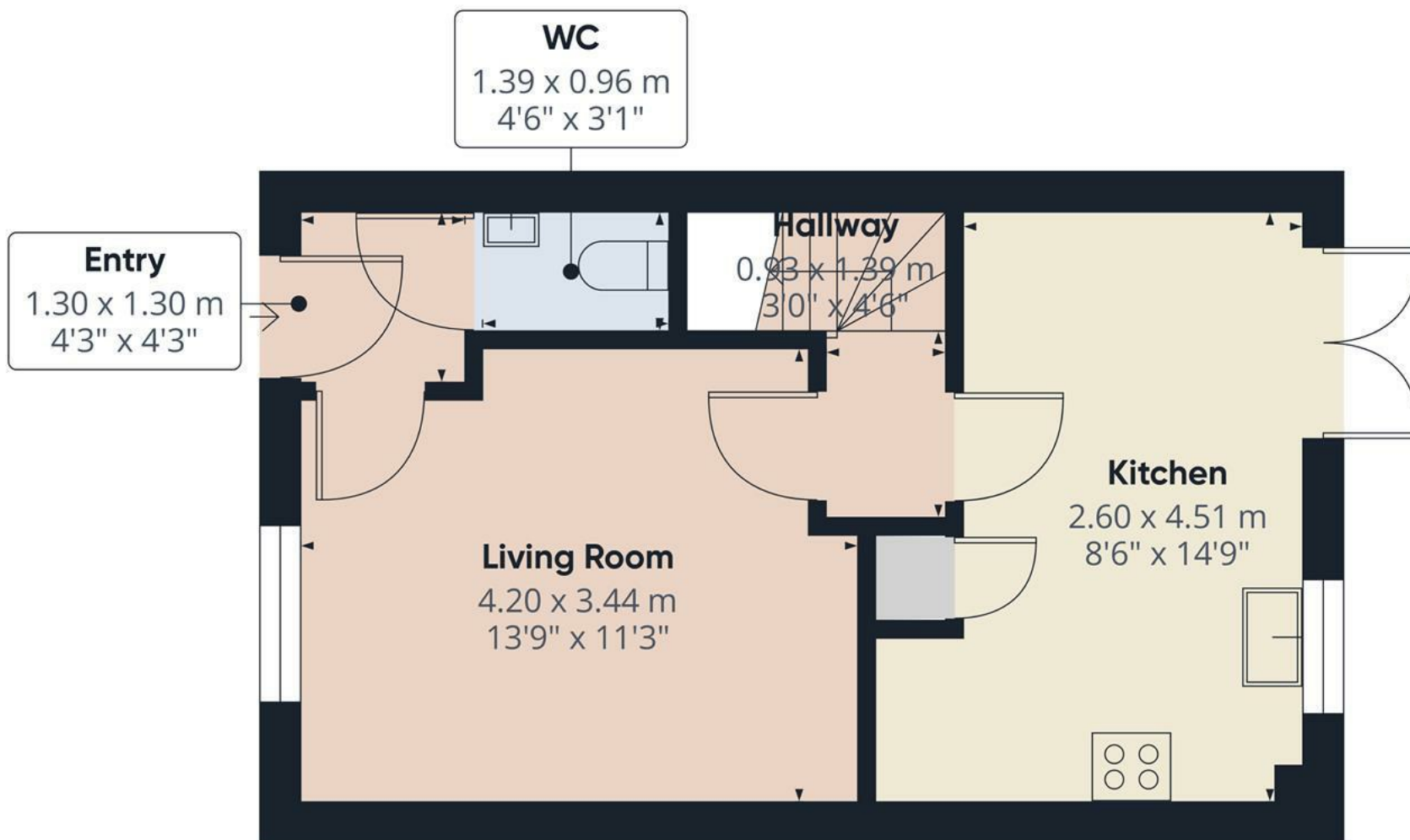












Approximate total area⁽¹⁾

33.2 m²

356 ft²

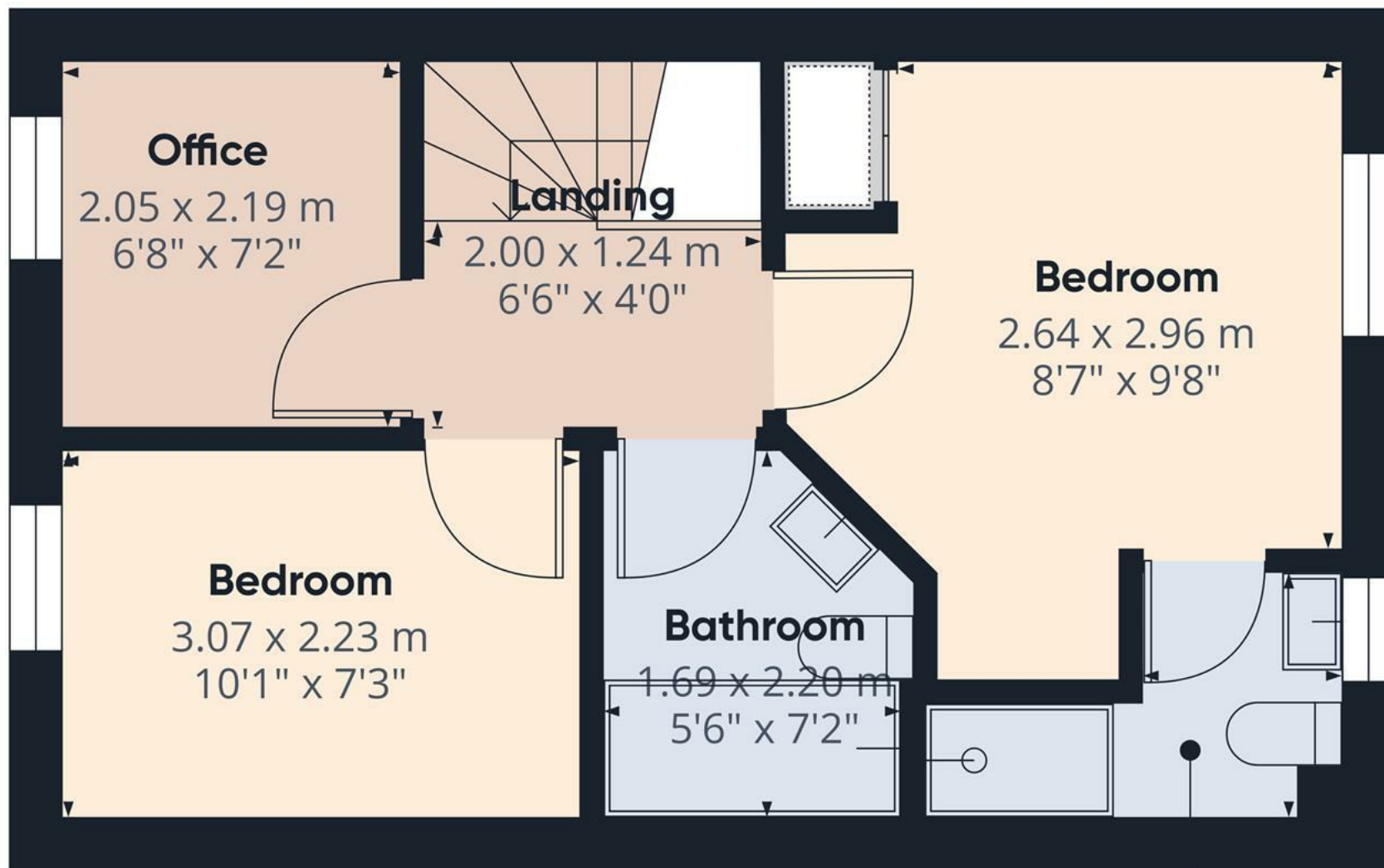
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Floor 1

Approximate total area⁽¹⁾

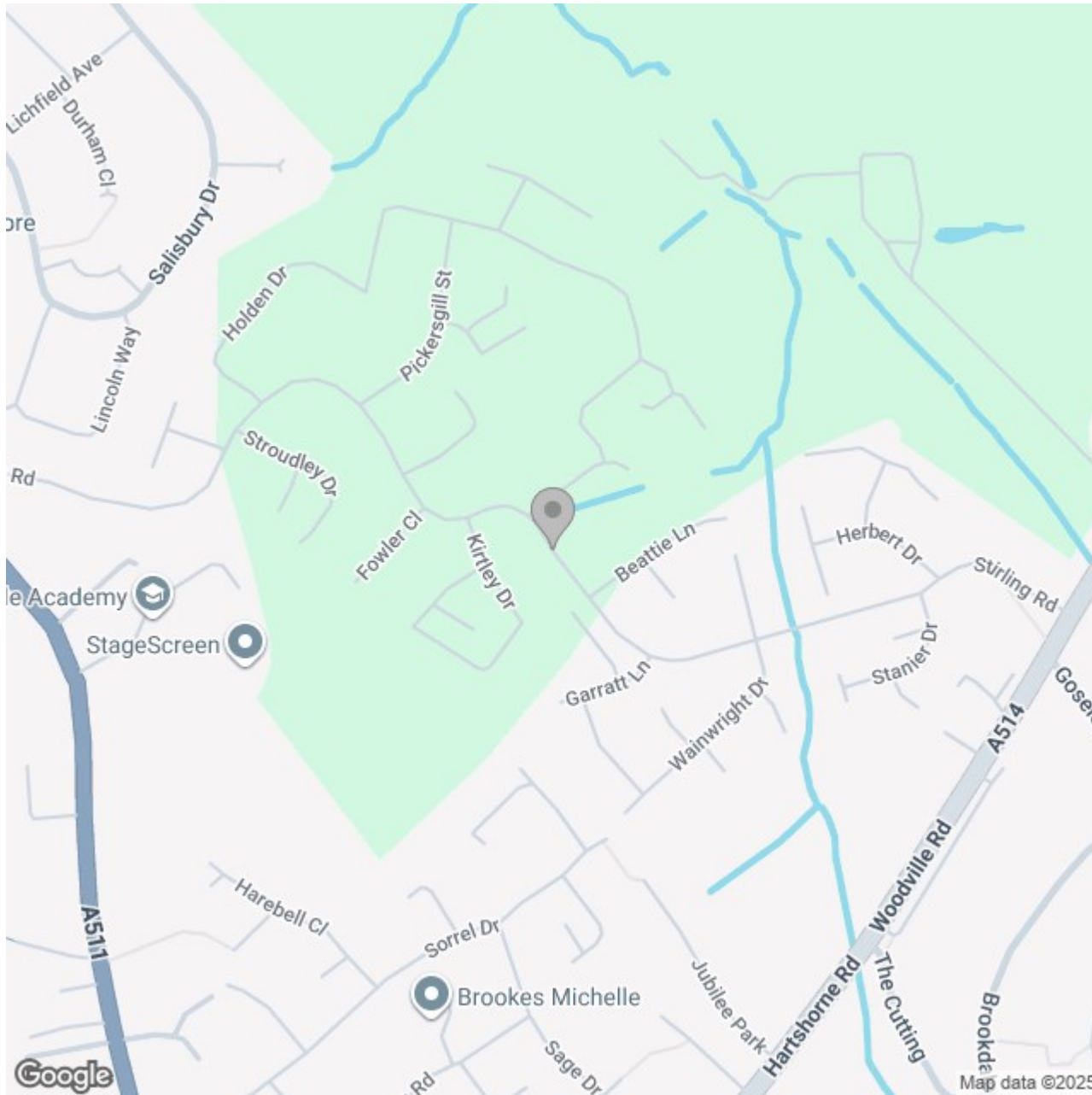
29.7 m²

319 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(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 	