





**** IMMACULATE DOUBLE FRONTED SEMI DETACHED PROPERTY **** This is a beautifully presented modern home offering a hall and guest cloakroom, lounge with doors onto the garden, fitted dining kitchen with some fitted appliances. Three first floor bedrooms, en suite shower room and a bathroom. Double width drive and an enclosed garden. 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

Two radiators, upvc double glazed window, and double doors onto the garden.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and gas hob with extractor hood, plumbing and a space for a washing machine, space for a fridge freezer, radiator and two upvc double glazed windows.

FIRST FLOOR LANDING

Airing cupboard and doors to -

BEDROOM 1

Upvc double glazed window, wardrobes and a radiator.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and a upvc double glazed window.

BEDROOM 2

Upvc double glazed window and a radiator.



BEDROOM 3

Upvc double glazed window and a radiator.

BATHROOM

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

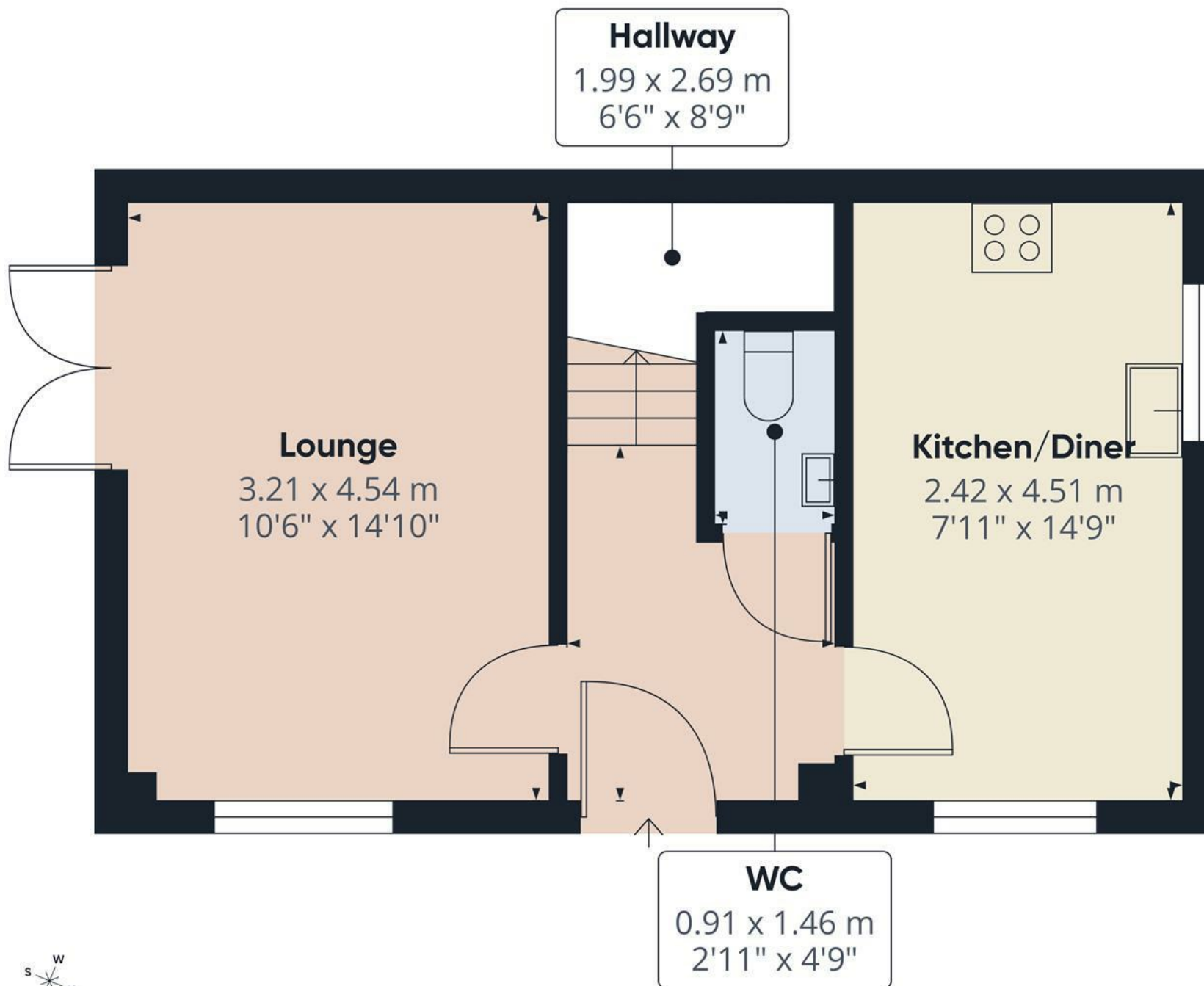
OUTSIDE

Front lawn and a stone area offering addition parking next to the double width drive. Gated access into the enclosed rear offering a lawn, paved patio and a garden shed.









Approximate total area⁽¹⁾

34.9 m²

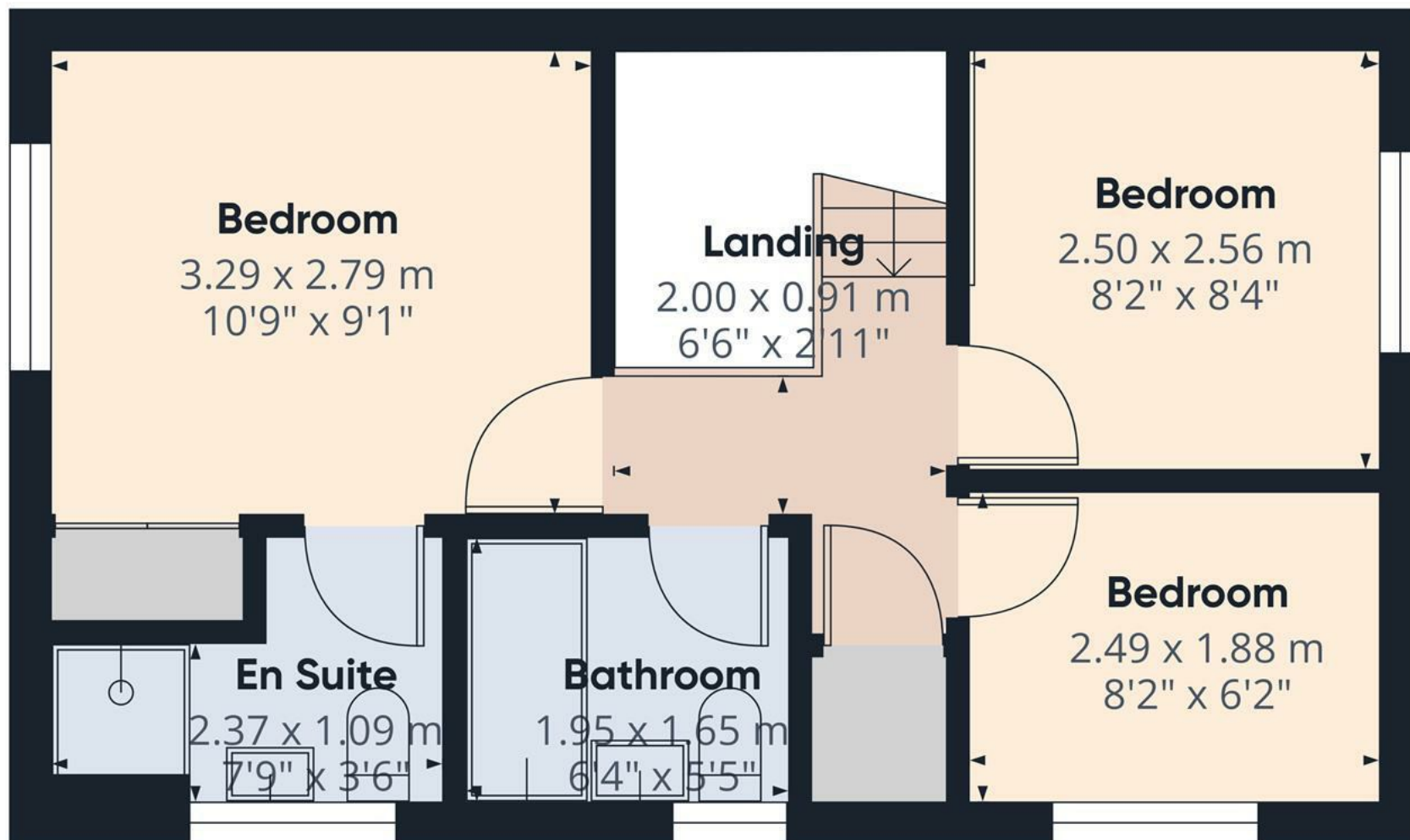
375 ft²

(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



Approximate total area⁽¹⁾
31.1 m²
335 ft²

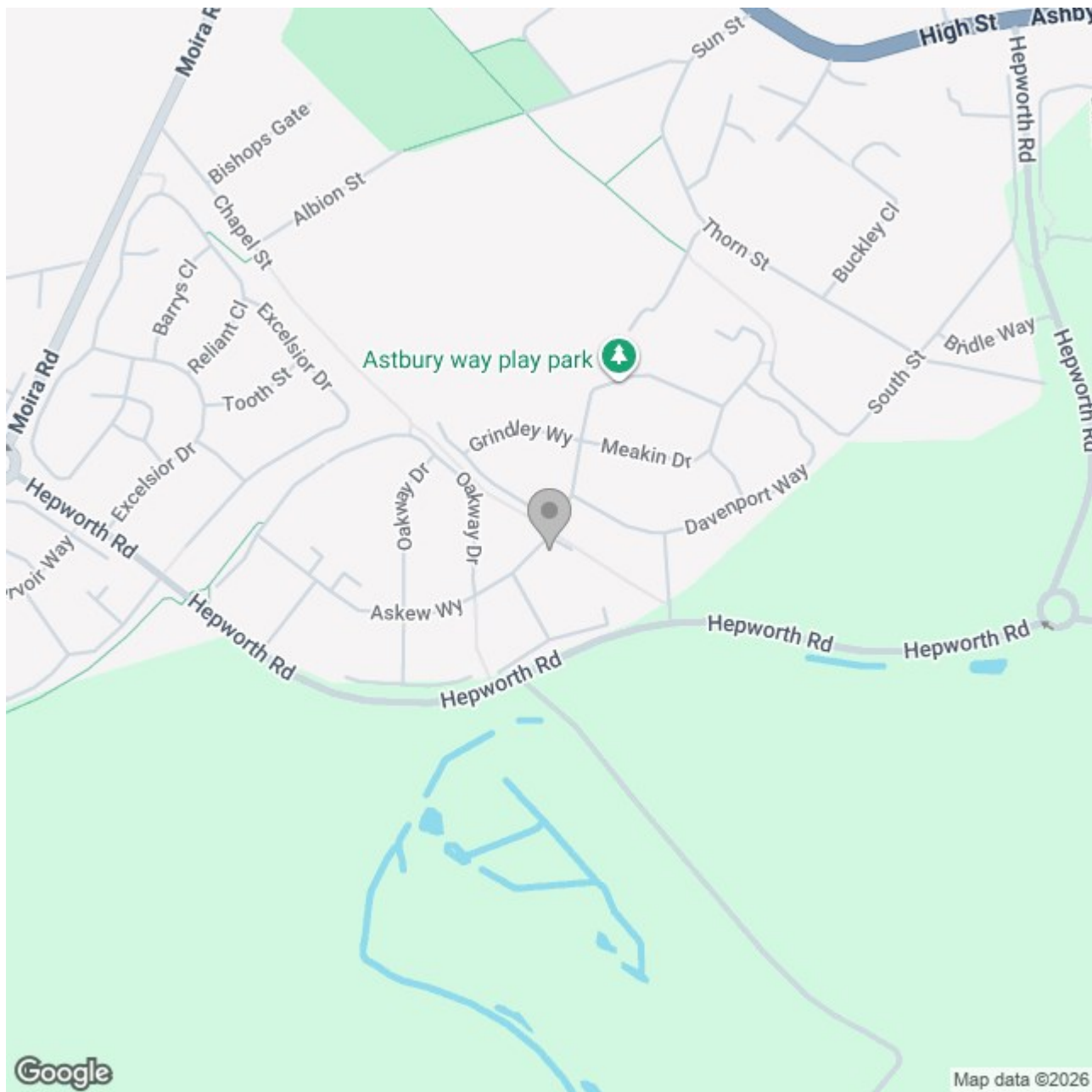
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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 