







\*\*\*\* WELL PRESENTED  
PROPERTY IN A HIGHLY  
REGARDED LOCATION \*\*\*\*

This is a great opportunity to purchase a lovely family home offering a hall and guest cloakroom, lounge and a dining room, fitted kitchen with utility room and a conservatory. The first floor offers 3 double bedrooms, en suite shower room and a bathroom. Good size drive, single garage and an enclosed rear garden. Internal viewing highly recommended.





## ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, radiator, door to the garage oak and part glazed doors to the lounge and kitchen.

## LOUNGE

Feature coal effect living flame gas fire with marble effect insert and heath and a wood surround, upvc double glazed bay window to the front, two radiators and oak double doors with glazed panels to the dining room.

## DINING ROOM

Radiator, upvc double glazed double doors to the conservatory and an oak and glazed panel door to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and a microwave, electric hob with extractor, integrated dishwasher, radiator, upvc double glazed window and a door to the utility room.

## UTILITY ROOM

Plumbing a space for a washing machine, work surface, space for a fridge freezer, wall mounted gas boiler, radiator, door to the cloakroom and a upvc double glazed stable door onto the garden.

## CLOAKROOM

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

## FIRST FLOOR LANDING

Upvc double glazed window, loft access with pull down ladder and oak doors to -



## BEDROOM 1

Fitted wardrobes, cupboards and bedside tables, radiator and upvc double glazed window.

## EN SUITE

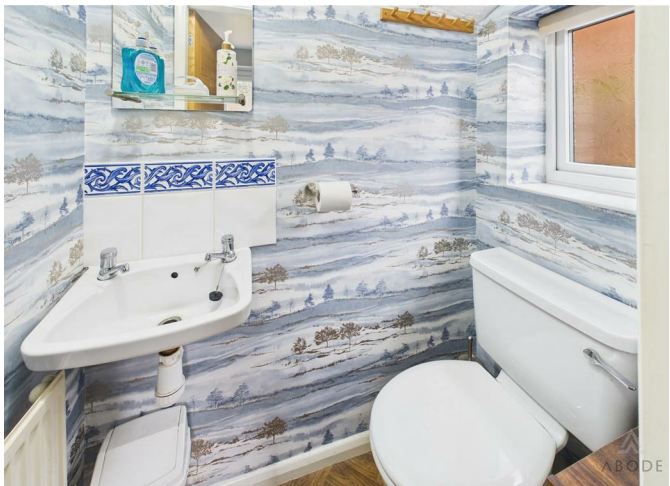
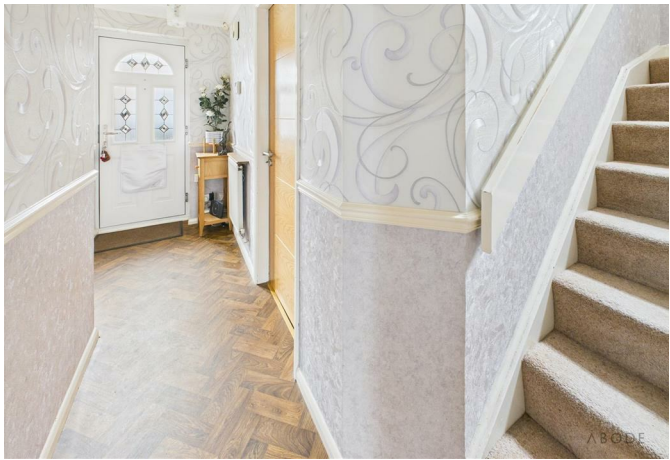
Enclosed shower, vanity sink unit with wash hand basin and storage cupboard, chrome ladder style radiator and a upvc double glazed window.

## BEDROOM 2

Fitted wardrobes and cupboards with matching dressing table, radiator and two upvc double glazed windows.









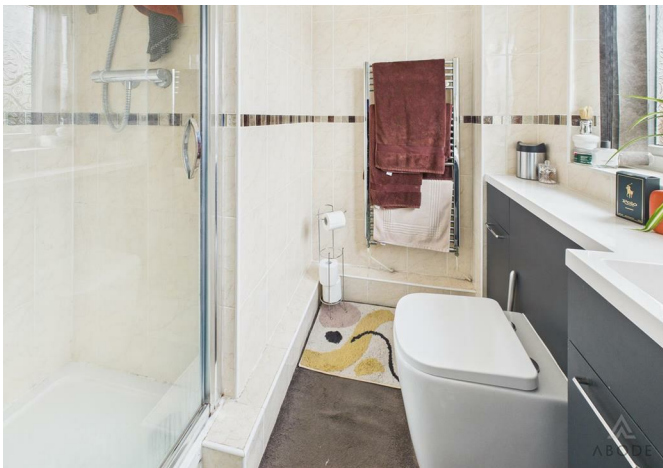


### BEDROOM 3

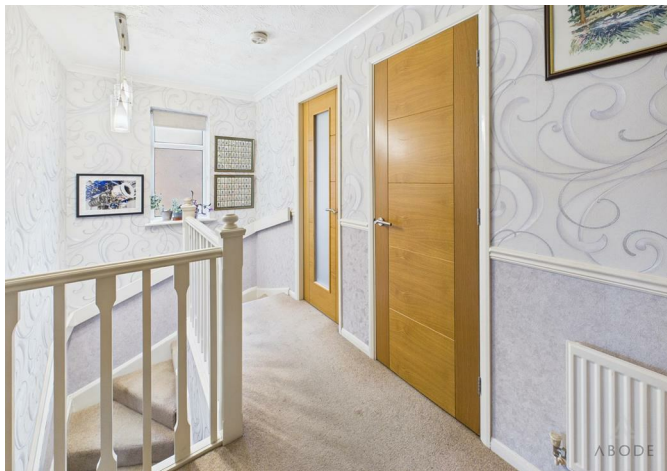
Double wardrobe, radiator and upvc double glazed window.

### OUTSIDE

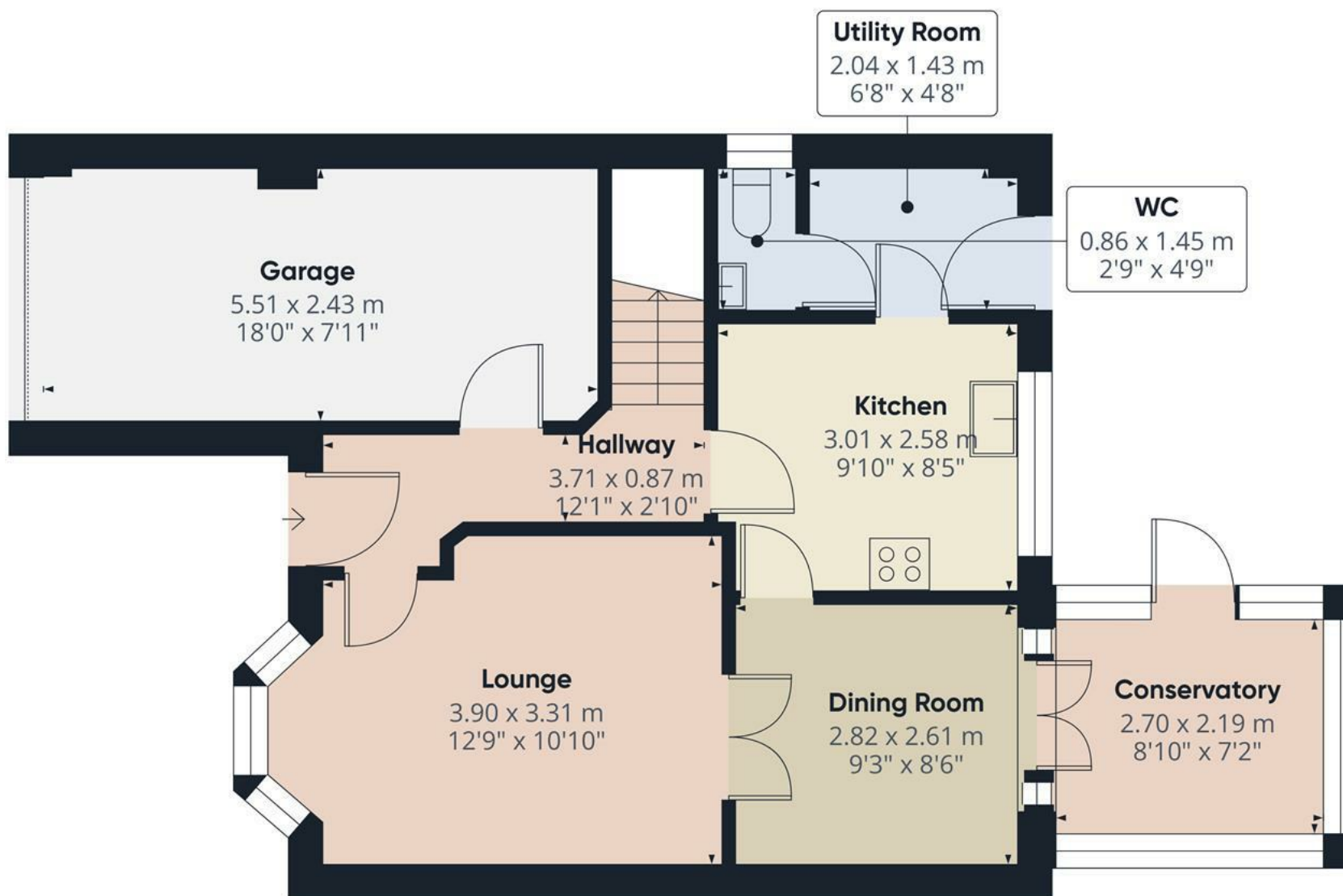
Double width drive, electric garage door and side gated access to the enclosed rear garden. The rear garden offers a good size patio, lawn and a shed.











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

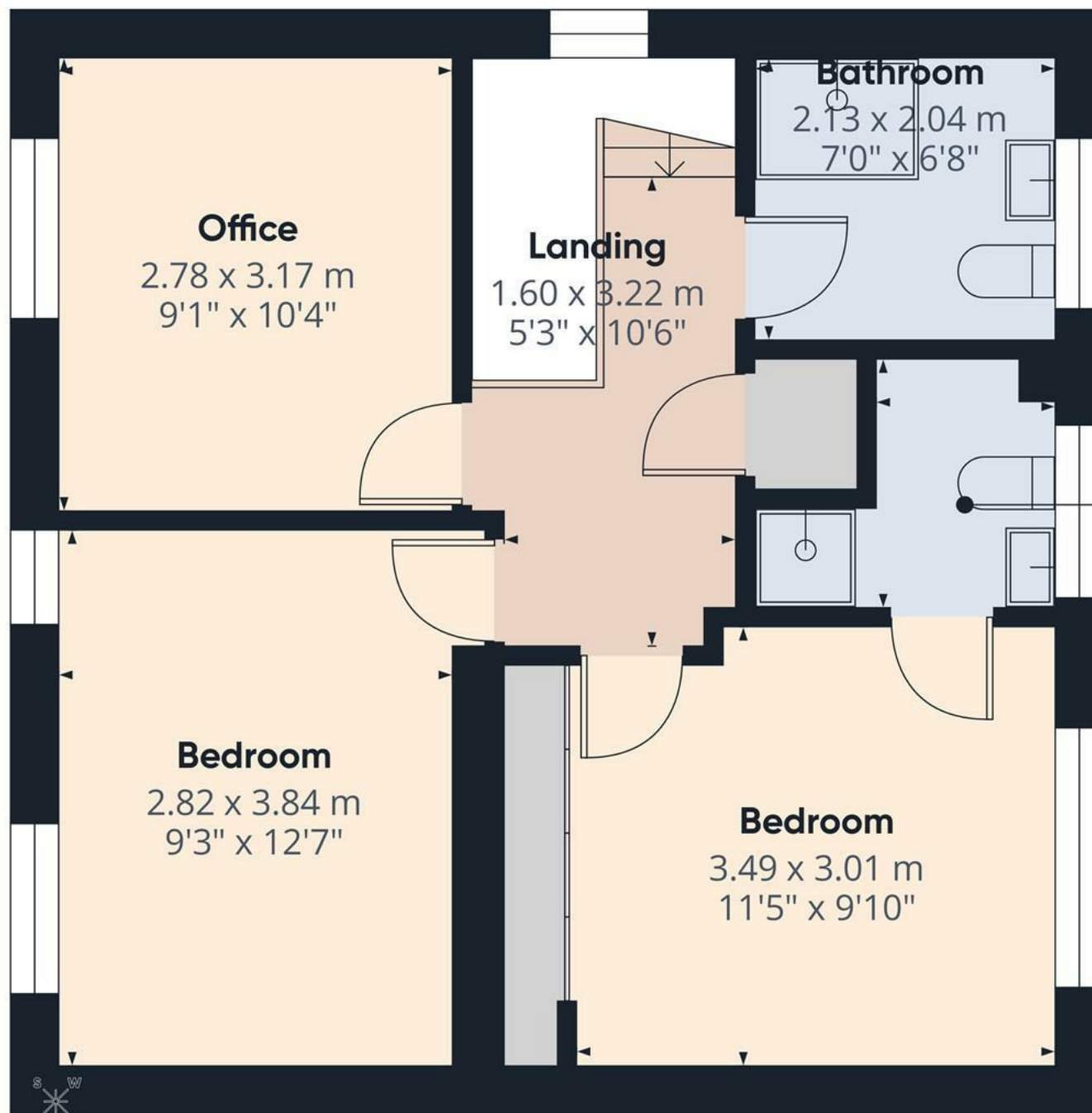
59.2 m<sup>2</sup>  
637 ft<sup>2</sup>

(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.

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Floor 0



Floor 1

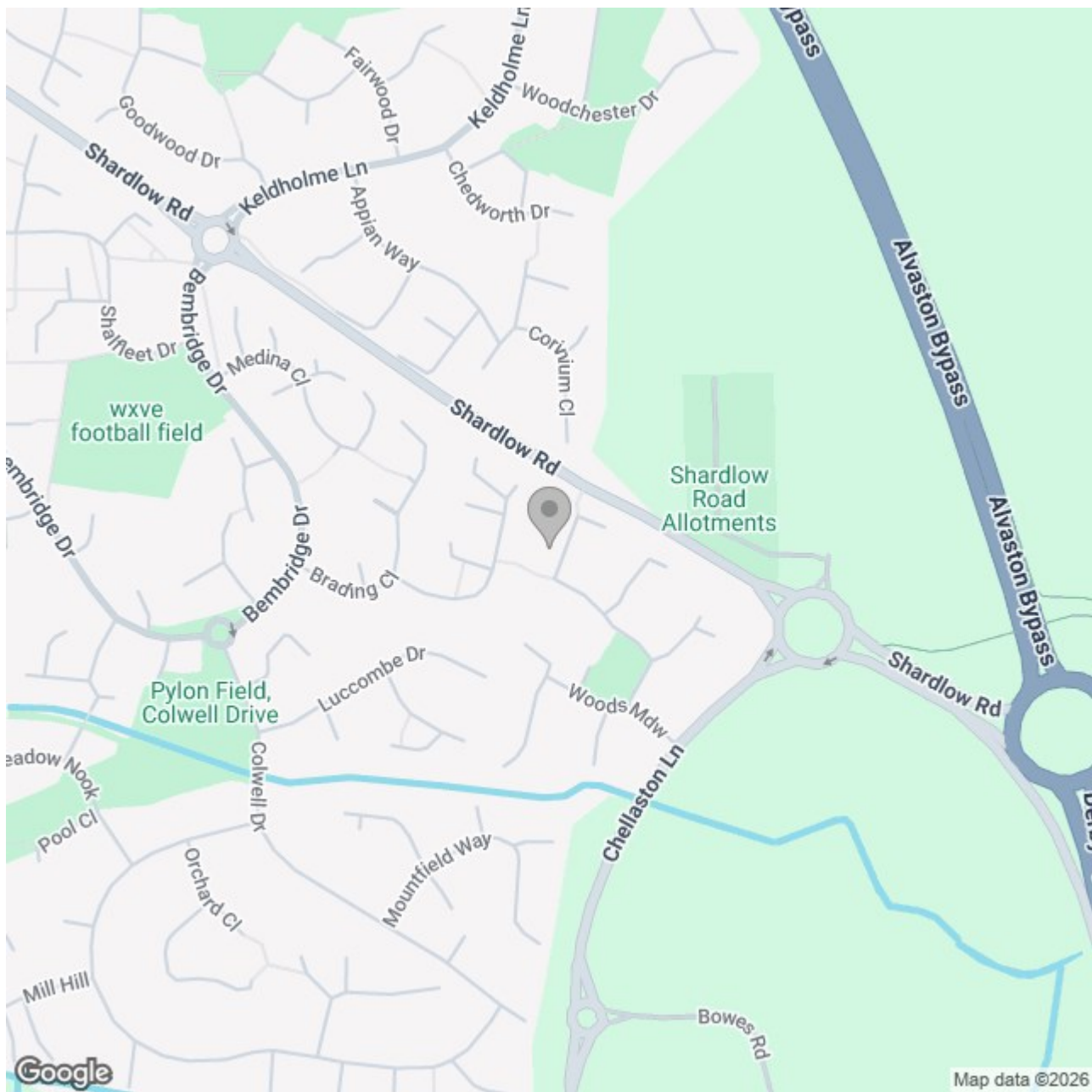
Approximate total area<sup>(1)</sup>  
44 m<sup>2</sup>  
474 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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>		
(69-80) <b>C</b>	<b>73</b>	<b>78</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
 