

## Floor Plan



## Accommodation

- Life's busy enough this detached 3-bed makes everyday living easier
- Stylish and low-maintenance throughout ready to move into with no DIY or upgrades needed
- Two flexible reception rooms with great flow to the back garden
- Modern, practical kitchen with lots of storage
- Two comfortable doubles and a smart single bedroom
- Stylish shower room that makes the most of the space
- Easy-care garden with astroturf and mature borders easy to enjoy
- On a quiet close with a private drive, front lawn and single garage
- Walk to Infant, Junior or Senior schools in under 10 minutes
- Shops, takeaways, Aldi and nature trails all nearby







## **Area Map**



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		67	80
(1-20)	6		
Not energy efficient - higher running costs			
England & Wales  EU Directive 2002/91/EC			

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