

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Porcelain tiled floor, door into:

Cloakroom:-
Obscured double glazed window to front elevation, close coupled WC, corner wash hand basin with mixer tap, coving to ceiling with lighting inset, porcelain tiled floor.

Lounge:- 16' 10" x 16' 0" (5.13m x 4.87m) **Maximum Measurements**
Double glazed bow window to front elevation, radiator, flat ceiling with lighting inset, two radiators, stairs with under-stairs recess, porcelain tiled floor.

Kitchen/Dining Room:- 16' 9" x 9' 10" (5.10m x 2.99m)
Radiator, space for table and chairs, double glazed window to rear overlooking garden with superb range of base and eye level units, Quartz work surfaces, one and a half bowl sink unit with mixer tap, under-lighting to wall units, porcelain tiled floor, breakfast peninsular bar, NEFF oven and grill, NEFF induction hob with extractor over, splash-back, integrated appliances: dishwasher, washing machine, fridge and freezer.

Orangery:- 9' 7" x 11' 7" (2.92m x 3.53m) **Maximum Measurements**
Double glazed French doors with matching side panels, double glazed windows to rear elevation, continuation of flooring, double glazed lantern window to ceiling, spot lighting.

First Floor Landing:-
Access to loft, cupboard with shelving for storage and recess for tumble dryer.

Bedroom 1:- 13' 9" x 9' 5" (4.19m x 2.87m) **Plus Recess**
Double glazed window to front elevation, coving to ceiling.

Bedroom 2:- 12' 3" x 9' 0" (3.73m x 2.74m) **Plus Recess**
Double glazed window to rear elevation, radiator, coving to ceiling.

Bedroom 3:- 10' 9" x 7' 2" (3.27m x 2.18m)
Double glazed window to front elevation overlooking green, radiator, coving to ceiling.

Bathroom:- 7' 3" x 5' 5" (2.21m x 1.65m)
Obscured double glazed window to rear elevation, tiled, white suite comprising: close coupled WC, wash hand basin, p-shaped bath with shower over, shower screen.

Outside:-
Porcelain driveway to the front, rear garden with attractive Astro turf lawn, bordered with recently installed fencing, external lights, patio area, rear wooden gate gives pedestrian access. Garage in block and parking directly in front of the garage.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | 77 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Tenure: Freehold

Council Tax Band: C

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