





Located close to the village centre, this well presented link detached house has lots to offer and is well presented throughout. The spacious accommodation has a conservatory, a modern kitchen/dining room and adjoining utility room. From the generous size sitting room you can enjoy the views of the delightful garden which has been much improved by the current owners. There are 3 bedrooms with an en-suite shower room and family bathroom. The garage and parking is next to the house in this quiet cul-de-sac location. Make time to view to appreciate all that this home has to offer.

Entrance Porch

9' 5" x 4' 5" (2.87m x 1.35m)

Built in storage cupboard and radiator.

Hallway

11' 11" x 3' 9" (3.63m x 1.14m)

Stairs to first floor, understairs cupboard and radiator.

Cloakroom

7' 9" x 3' 6" (2.36m x 1.07m)

WC, wash basin, extractor fan and radiator.

Sitting Room

16' 4" x 12' 11" (4.97m x 3.93m)

French doors to rear garden, two radiators and windows to side and rear.

Kitchen/Breakfast Room

13' 10" x 9' 9" (4.21m x 2.97m)

A range of wall and base, cupboard and drawer units. Single stainless steel sink with drainer. Double oven with gas hob and extractor fan. Integrated fridge and space for fridge freezer. Part tiled walls, radiator and two windows to front.

Utility Room

9' 10" x 4' 9" (2.99m x 1.45m)

A range of wall and base, cupboard and drawer units. Extractor fan, space for washing machine, part tiled walls, radiator and door to garden.

Conservatory

9' 0" x 8' 2" (2.74m x 2.49m)

A bright room with French doors to garden.

First Floor Landing

9' 2" x 3' 2" (2.79m x 0.96m)

Airing cupboard and access to loft.

Bedroom 1

10' 8" x 8' 11" (3.25m x 2.72m)

Radiator and window to front.

En-suite

5' 5" x 4' 4" (1.65m x 1.32m)

Shower cubicle, WC, wash basin and extractor fan. Part tiled walls, laminate floor and radiator.

Bedroom 2

12' 1" x 8' 8" (3.68m x 2.64m)

Radiator and window to rear.

Bedroom 3

8' 9" x 7' 1" (2.66m x 2.16m)

Radiator and window to rear.

Bathroom

Panel bath, pedestal wash basin and WC. Part tiled walls, laminate floor, radiator and Velux window to side.

Front Garden

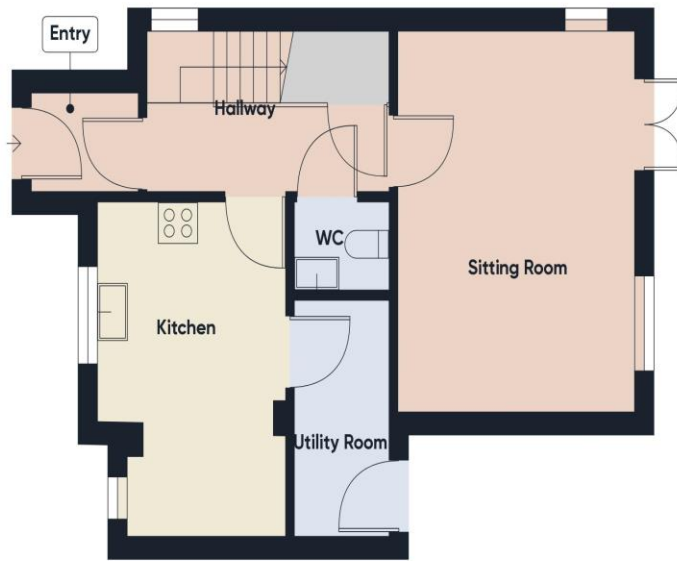
Block paved parking for 2 vehicles.

Rear Garden

The lovely southwest facing garden is laid mainly to lawn with paved patio area, decking area, mature shrubs and enclosed by fencing. Side gate access. Enclosed by fencing the garden enjoys plenty of privacy and is larger than first expected.

Garage

Up and over door. power and light, door to garden.




Ground Floor



Floor 1

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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