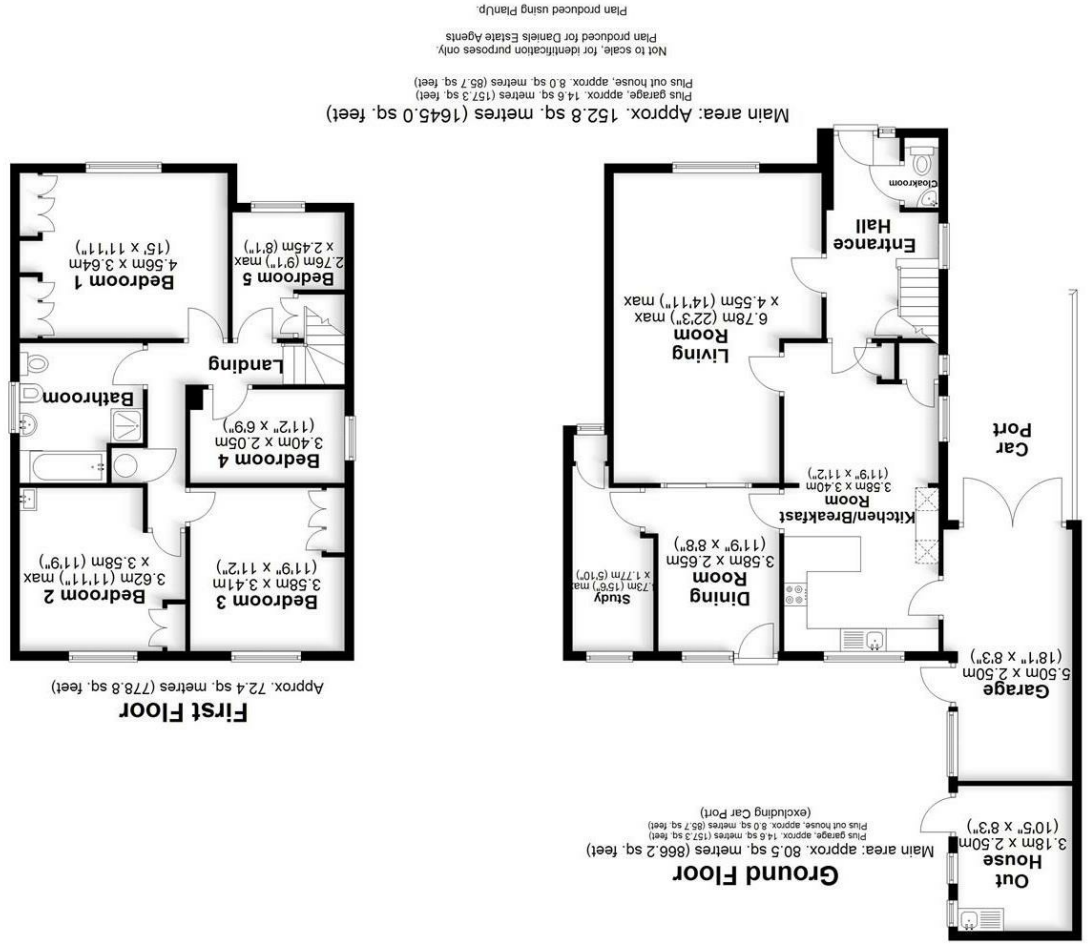


Energy Efficiency Rating	
Potential	Current
	70
	62
<p>England & Wales EU Directive 2002/91/EC</p> <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
Environmental Impact (CO ₂) Rating	
Potential	Current
	G
<p>England & Wales EU Directive 2002/91/EC</p> <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	





Entrance Hall

A hard wood front door. Double glazed window to side. Radiator. Stairs to first floor with storage under. Doors leading to:-

Cloakroom

Double glazed window to side. Fully tiled. Wash hand basin and WC. Radiator.

Living Room

Double glazed window to front. Radiators. Gas feature fire place. Sliding patio doors to dining area.

Dining Room

Double glazed door and window to rear and door radiator. Door leading to:-

Study

Double glazed window to rear. Radiator. Fitted with a range of office furniture.

Kitchen/Diner

Double glazed windows to side and rear plus door leading to side. A range of wall and base units with breakfast bar and work tops over. Inset sink and mixer tap with tiled splash backs. Integrated double oven with gas hob and extractor. Space and plumbing for washing machine, dishwasher and fridge/freezer.

Landing

Double glazed window to side and roof light. Access to loft. Airing cupboard housing Baxi boiler and hot water system. Door to:-

Master Bedroom

Double glazed window to front. Radiator. A range of fitted wardrobes.

Bedroom Two

Double glazed window to rear. Radiator.

Bedroom Three

Double glazed window to rear. Radiator. Vanity wash hand basin.

Bedroom Four

Double glazed window to front. Radiator.

Bedroom Five

Double glazed window to side. Radiator.

Bathroom

Double glazed window to side. Fully tiled walls. Bath with mixer tap and shower attachment. Shower cubicle. Wash hand basin WC and bidet. Heated towel rail.

Garden

A beautifully well maintained rear garden, mainly laid to lawn with fencing to boundaries. A large stone patio with path to rear. Well stocked mature flower beds. Fish pond with waterfall feature. Garden shed, lighting and water tap.

Front

A well manicured front garden. Paved driveway with parking for 2/3 cars.

Carport

Garage

Workshop

