



- An immaculate and carefully presented end of terrace cottage
- Spacious lounge dining room with wood burning stove
- Attractive fitted kitchen with integrated appliances
- First floor: Two double bedrooms and feature family bathroom
- Second floor: Double bedroom loft conversion with study area
- Fully enclosed garden, private side drive, detached workshop/office and garage



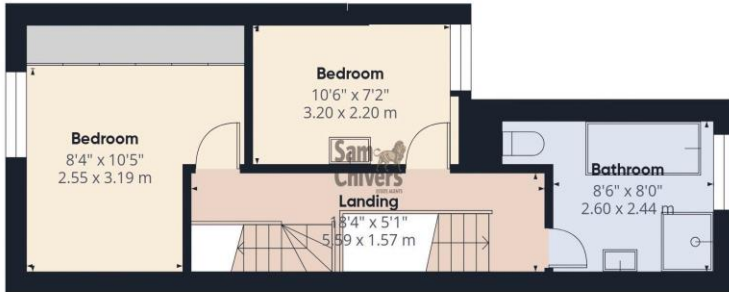
"An exceptional end of terrace cottage presented in excellent decorative order throughout with private drive parking, detached outbuilding providing home office / workshop and a decent sized garage".

The accommodation comprises an entrance lobby opening into a spacious lounge dining room with feature fitted wood burning stove and a pleasant dual aspect. An attractive, modern fitted kitchen has eye level oven, ceramic hob and integrated appliances, French doors onto garden. On the first floor there are two double bedrooms and useful storage cupboards beneath the staircase which rises to attic conversion. The main bedroom has fitted wardrobes and the second bedroom has a pleasant view to rear. Feature family bathroom with panelled bath and separate shower enclosure. The attic conversion presents itself as a double bedroom with study space, this room is light and airy with Velux to front and window to rear.

Outside to front there is steps to front door and a small garden area, to side a gravelled private drive with power point. To the rear is a fully enclosed garden with initial paved and decked patio area, gated access to driveway and wooden steps leading to the main garden area with patio, lawn, and mature apple tree. A pathway with barked borders, leads to the detached building comprising a separate home office / workshop and garage with power and lighting, hard standing to front of garage.

Tenure: Freehold. **Council Tax Band:** B.





Landing
2'9" x 2'3"
0.86 x 0.70 m



Approximate total area⁽¹⁾

1192 ft²
110.6 m²

Reduced headroom

34 ft²
3.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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