





**** MODERN PROPERTY IN A CUL DE SAC LOCATION **** Well presented property offering a hall, lounge, fitted dining kitchen with doors onto the garden and a guest cloakroom. Three first floor bedrooms, en suite and a bathroom, enclosed garden and a side drive.



HALL

Entrance door into the hall with a radiator, stairs to the first floor and a door to the lounge.

LOUNGE

Upvc double glazed window to the front elevation, radiator and a door into the dining kitchen.

DINING KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Electric oven with a gas hob and an extractor hood. Integrated dishwasher and fridge freezer, plumbing and space for a washing machine. Upvc double glaze window and double doors onto the garden, radiator, tiled floor and an under stairs storage cupboard.

CLOAKROOM

Low flush wc, wash hand basin and radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, radiator and upvc double window.

EN SUITE

Shower, low flush wc, wash hand basin and a radiator.

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.



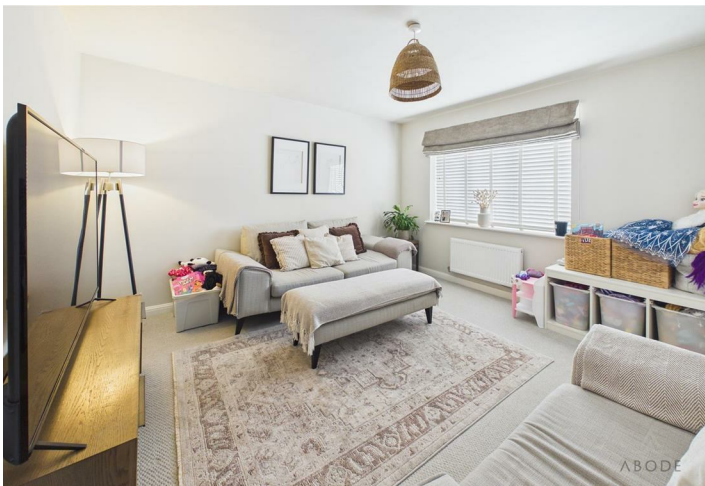
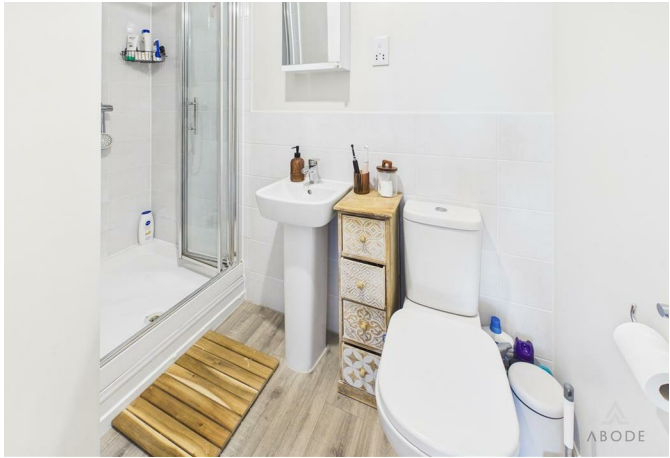
BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window

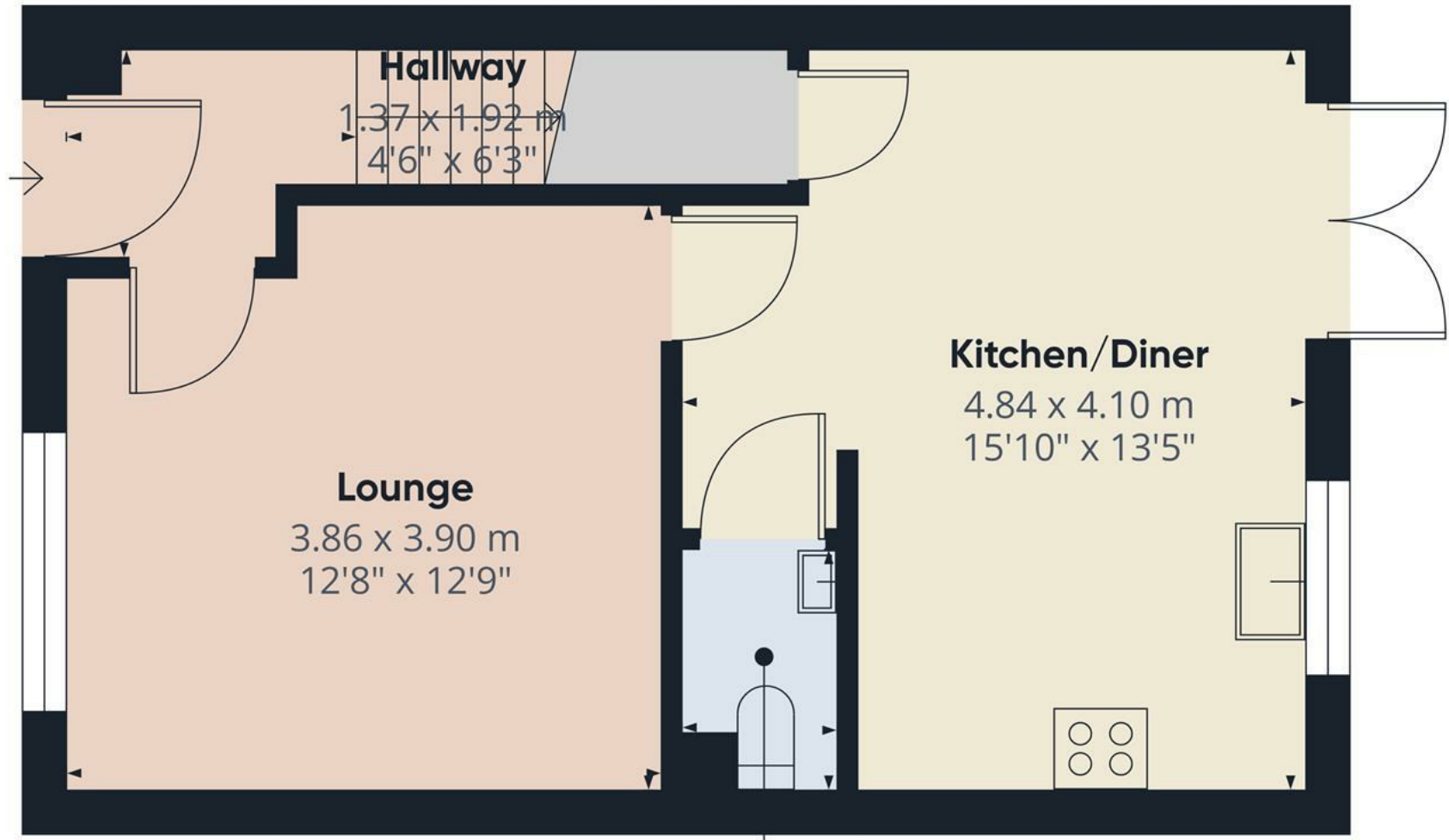
OUTSIDE

Enclosed rear garden with a lawn and paved patio. Garden shed with power and a side driveway.









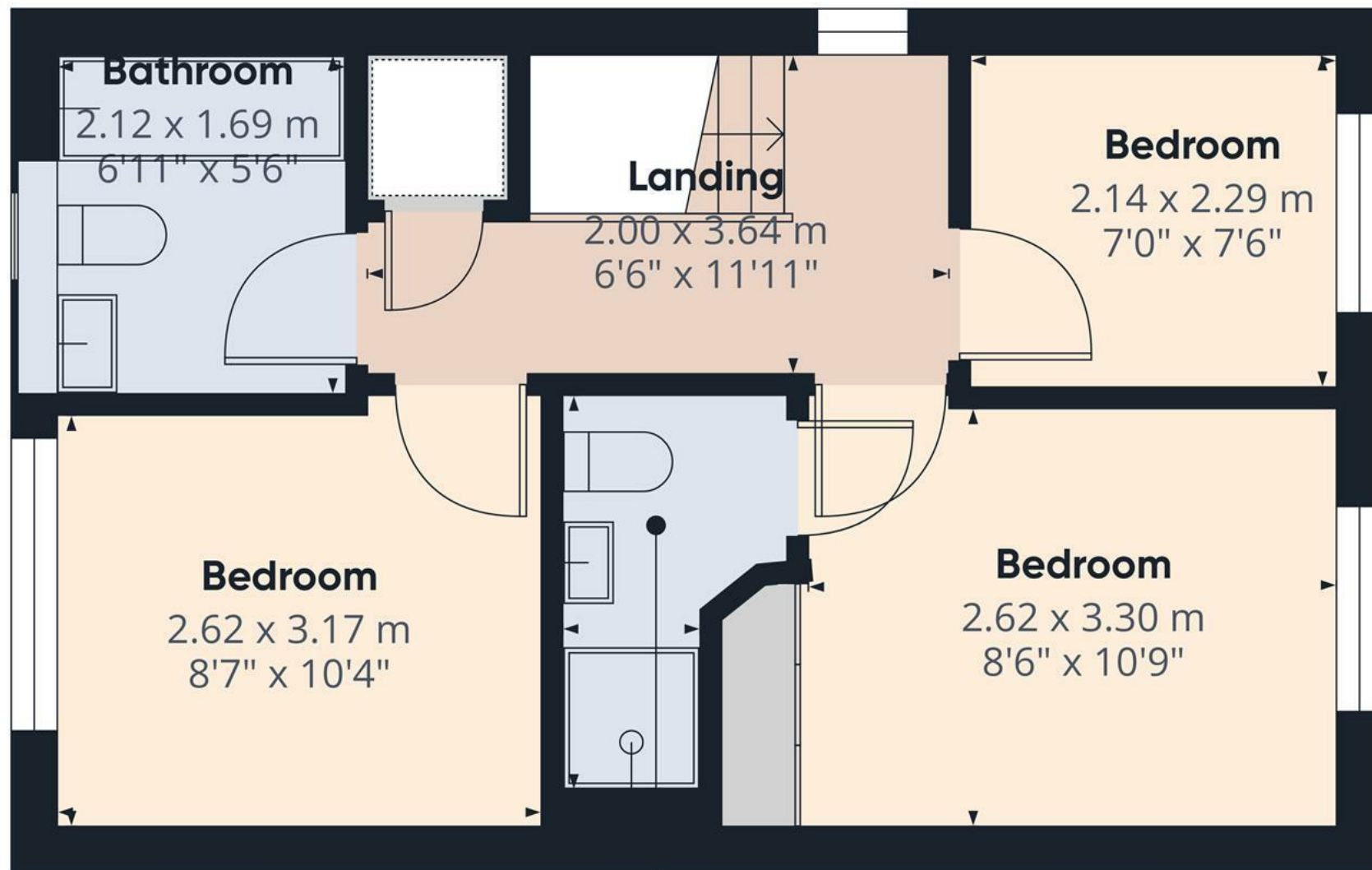
Approximate total area⁽¹⁾
38.4 m²
413 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾

34.3 m²

370 ft²

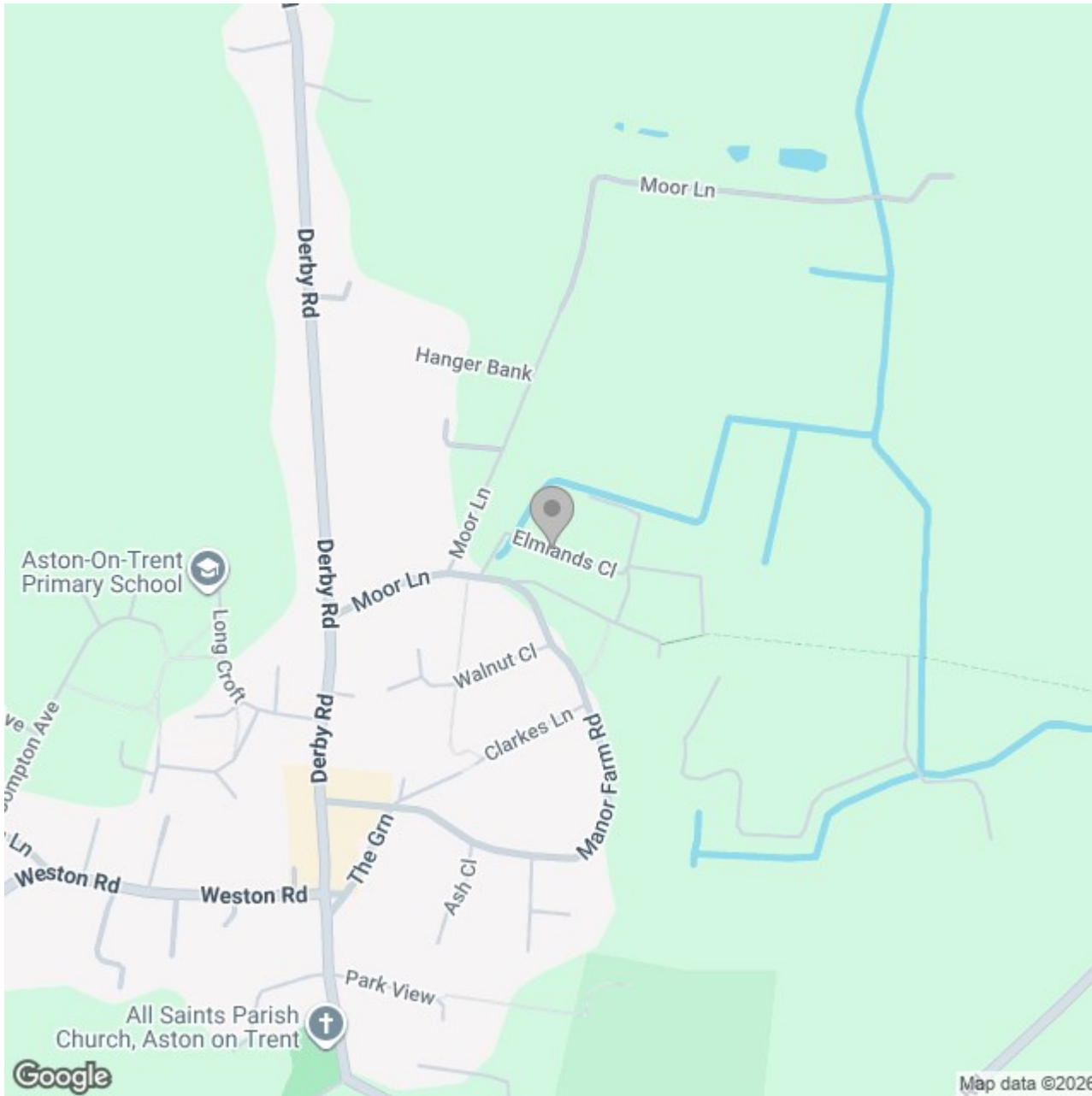
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	