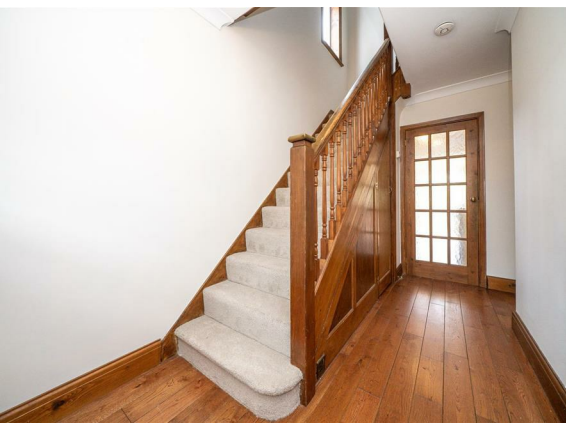


Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	
70	47	Very energy efficient - lower running costs
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not energy efficient - higher running costs
		England & Wales
EU Directive 2002/91/EC		
Potential	Current	
70	47	Very environmentally friendly - lower CO2 emissions
		(92 plus) A
		(81-91) B
		(69-80) C
		(55-68) D
		(39-54) E
		(21-38) F
		(1-20) G
		Not environmentally friendly - higher CO2 emissions



Entrance

Double UPVC doors to inner porch with part glazed wooden door leading to hallway.

Hallway

Double glazed window to front. Coved ceiling. Under stairs storage cupboard housing Vaillant gas combination boiler and consumer unit. Radiator. Hard wood flooring. Doors to:

Living Room

Double glazed bay window to front and internal window to sitting room. Coved ceiling. Gas feature fireplace. Hard wood floor.

Sitting Room

Coved ceiling. Hard wood floor. Opening onto:

Dining Room

Two sets of sliding patio doors to rear. Coved ceiling. Hard wood floor. Space for fridge/freezer.

WC and Shower Room

Fully tiled walls and floor. Double glazed window to rear. Shower cubicle. Wash hand basin. Low level WC. Extractor fan.

Kitchen

Double glazed window to rear. A range of wall and base mounted units with granite work tops, up stands and tiled splash backs. Inset stainless steel sink unit with insinkerator. Filtered mixer tap and instant hot water tap. Integrated dish washer. Freestanding gas oven. Hard wood flooring.

Landing

Double glazed window to side. Access to boarded and insulated loft storage space via drop down ladder. Doors to:

Master Bedroom

Double glazed window to rear. Coved ceiling. Dressing area with a range of fitted wardrobes. Radiator.

Bedroom Two

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

Bedroom Three

Double glazed window to rear. Coved ceiling. Fitted wardrobes and book shelves. Radiator.

Bathroom

Double glazed window to front. A luxury bathroom suite comprising: Panelled bath with mixer tap and shower attachment. Glazed corner shower cubicle. Low level WC. Pedestal wash hand basin. Fully tiled wall and flooring. Chrome heated towel rail. Extractor fan.

External Utility Space

A timber framed building accessed externally housing washing machine and tumble dryer plus additional storage space.

Rear Garden

Patio area with steps leading down to lawn. Well stocked borders and fencing to all boundaries. Raised sun deck area to rear. Rockery and garden shed.

Outhouse

A versatile prefabricated building with double glazed windows and door to front with power and light. Currently being used as a study and gym.

Front

A block paved driveway with parking for 2-3 vehicles. Front lawn area with well stocked flower beds and retaining brick wall to front. Double doors to side providing access to rear.

