





\*\*\*\* CORNER PLOT POSITION  
WITH WALLED LANDSCAPED  
GARDEN \*\*\*\* STUNNING  
CONDITION THROUGHOUT WITH  
MANY BUILDER UPGRADES \*\*\*\*  
Set in a quiet cul de sac location on  
a highly regarded development. In  
brief the property offers an  
entrance hall, guest cloakroom,  
lounge with double doors onto the  
garden, fitted dining kitchen with  
built in appliances, three first floor  
bedrooms, en suite shower room  
and a family bathroom.  
Landscaped garden, long drive and  
a single garage. INTERNAL  
VIEWING A MUST.



## HALL

Entrance door into hall with stairs to the first floor, storage cupboard, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin and a chrome ladder style radiator.

## LOUNGE

Upvc double glazed window and double doors onto the garden, radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with LED kick board lighting, work surfaces and a sink and drainer unit. Fitted electric double oven, gas hob and stainless steel extractor hood, integrated fridge freezer, dish washer and washing machine. Three upvc double glazed windows and a radiator.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

Two upvc double glazed windows, radiator and a door to the en suite.

## EN SUITE

Double shower, low flush wc, wash hand basin and a chrome ladder style radiator.



## BEDROOM 2

Two upvc double glazed windows and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.

## BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, chrome ladder style radiator and a upvc double glazed window.

## OUTSIDE







Long drive down to a single garage with up and over door. Gated access into the enclosed garden with paved patio, lawn, raised planting beds and a useful storage area behind the shed. Barked and raised bed to the front of the property.

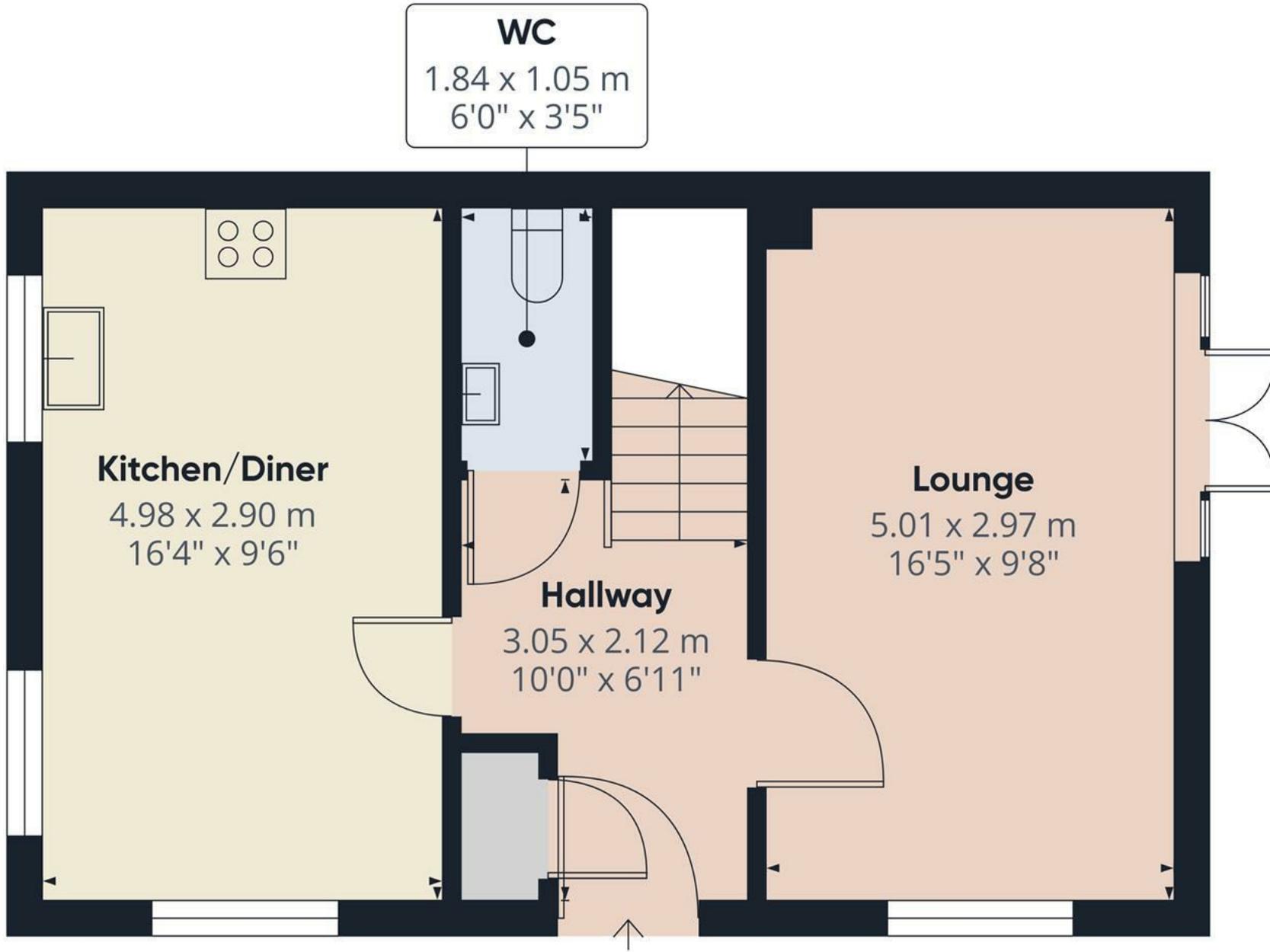








ABODE



Approximate total area<sup>(1)</sup>

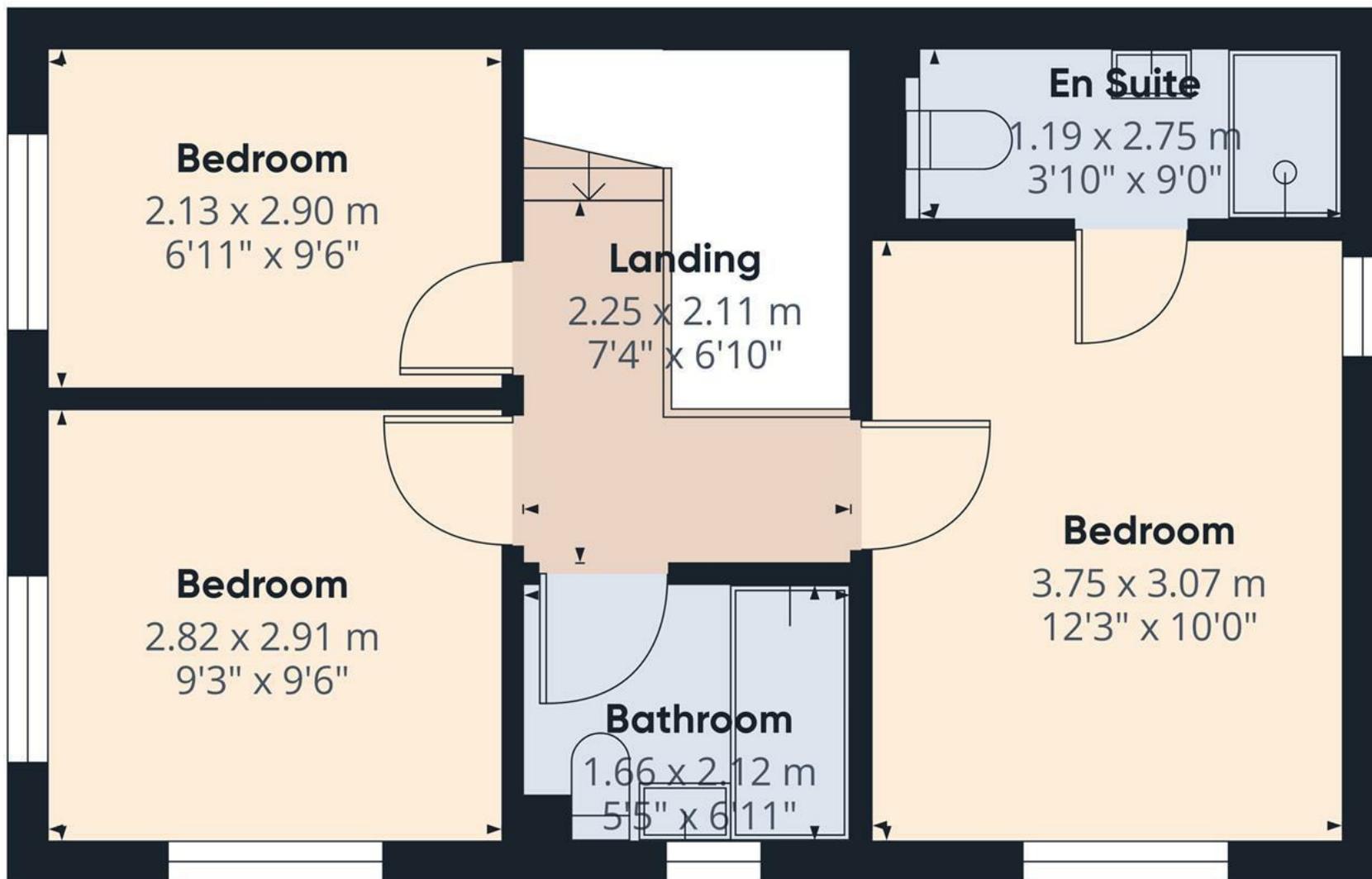
40.6 m<sup>2</sup>  
437 ft<sup>2</sup>

(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.

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Floor 0



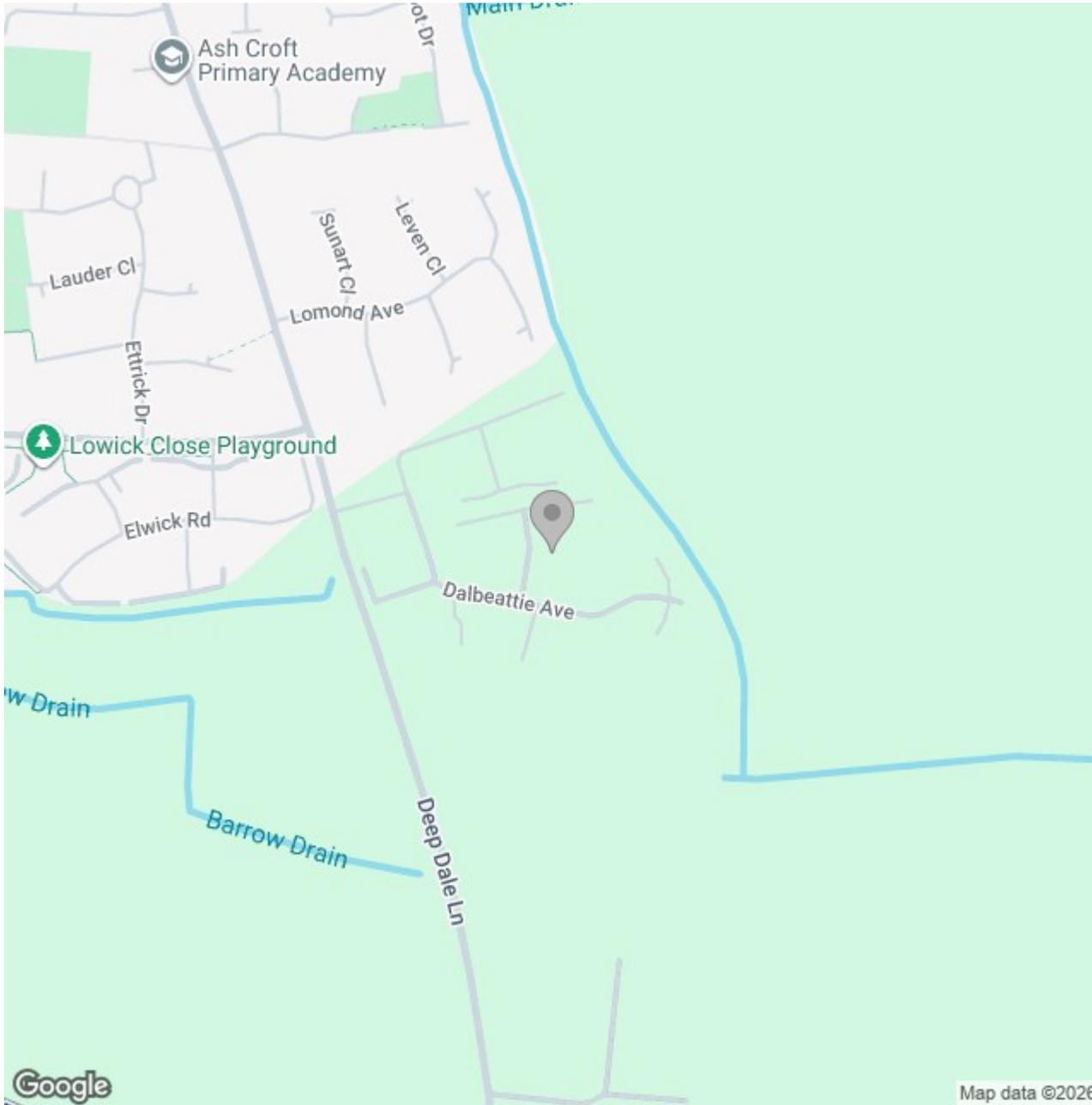
Approximate total area<sup>(1)</sup>  
35.9 m<sup>2</sup>  
388 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	