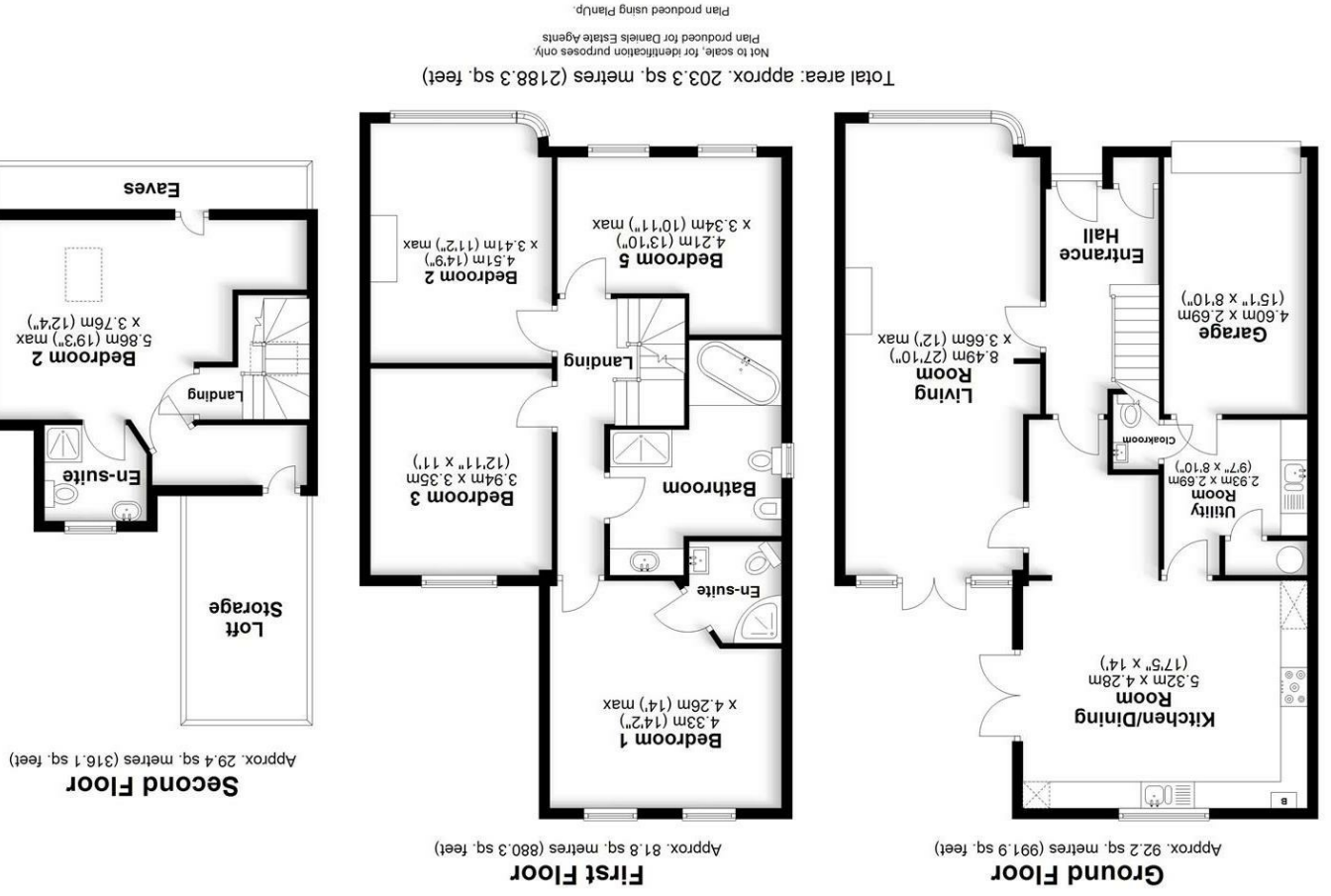


Energy Efficiency Rating	
EU Directive 2002/91/EC	England & Wales
Potential	79
Current	70
Very energy efficient - lower running costs	
(92 plus) A	(81-91) B
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	(1-20) G
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	England & Wales
Potential	(92 plus) A
Current	(81-91) B
Very environmentally friendly - lower CO ₂ emissions	
(69-80) C	(55-68) D
(39-54) E	(21-38) F
(1-20) G	(1-20) G
Not environmentally friendly - higher CO ₂ emissions	





Entrance Hall

Double glazed UPVC front door. Stairs to first floor. Under stairs cupboard. Additional cupboard. Radiator. Hard wood floors. Doors to:-

Living Room

Double glazed window to front. Double glazed window and patio doors to rear garden. Gas feature fire place. Hard wood flooring. Radiators. Down lighters.

Kitchen

A wide range of wall and base mounted units with work tops over. Stainless steel sink unit with mixer tap and tiled splash backs. A range of integrated appliances to include electric double oven, five ring gas hob, extractor fan, dishwasher. Space for freestanding fridge/freezer. Tiled flooring. Double glazed window to rear and double doors to side. Wall mounted Worcester gas boiler.

Utility Room

Wall and base units with work tops over. Stainless steel sink unit with tiled splash backs. Space for washing machine and dishwasher. Airing cupboard housing hot water cylinder doors to:-

Cloak Room

Low level WC. Wash hand basin. Tiled flooring. Extractor fan.

Garage

Up and over door. Power and light.

Landing

Stairs to second floor. Velux window to side. Down lighters. Radiator.

Master Bedroom

Double glazed windows to rear. Radiator. Down lighters. Door to:-

En Suite

Glazed corner shower cubicle. Wash hand basin. Low level WC. Fully tiled. Radiator. Extractor fan.

Bedroom Two

Double glazed window to front. Radiator. Down lighters.

Bedroom Three

Double glazed bedroom to rear. Radiator. Down lighters.

Bedroom Four

Double glazed windows to front. Radiator. Down lighters.

Family Bathroom

Corner bath with mixer tap and shower attachment. Separate shower cubicle. Vanity wash hand basin. Low level WC and bidet. Part tiled walls and tiled flooring. Radiator and extractor fan.

Bedroom Five

Velux window to front. Radiator. Down lighters. Eaves storage. Access to additional loft storage space. Door to:-

En Suite

Shower cubicle. Wash hand basin. Low level WC. Heated towel rail. Fully tiled.

Driveway

Off street parking for 2/3 cars.

Garden

A generous size south facing garden mainly laid to lawn with large patio areas. Fencing to all boundaries. Mature apple tree, garden shed, external power point, lighting and water supply.

