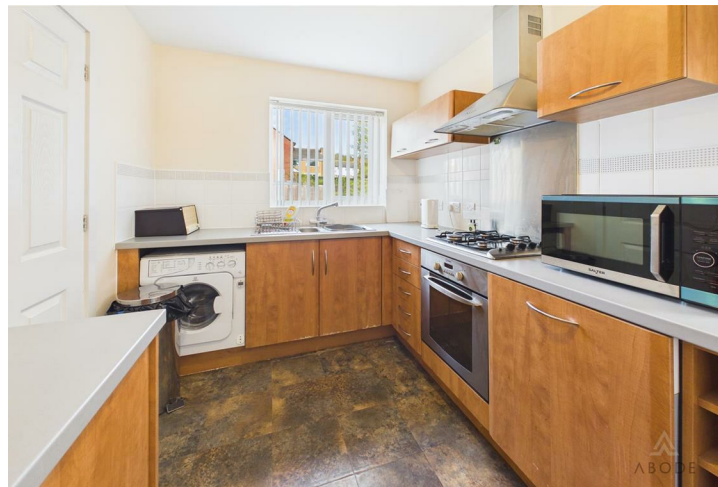






\*\*\*\* WELL PROPORTIONED FAMILY HOME WITH A SOUTH FACING GARDEN  
\*\*\*\* Offered for sale with no upward chain and in brief offers a hallway with guest cloakroom, fitted kitchen, lounge and a dining room. The first floor offers three bedrooms, en suite shower room and a bathroom. Enclosed rear garden, drive and a single garage.



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## LOUNGE

Feature fireplace with electric fire. two upvc double glazed windows to the rear, radiator and a door to -

## DINING ROOM

Upvc double glazed doors onto the garden and a radiator.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Integrated washing machine, dishwasher and fridge freezer, fitted oven and hob with extractor, upvc double glazed window to the front and a door to the side.

## FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

## BEDROOM 1

Fitted wardrobes, two upvc double glazed windows to the rear and a radiator.

## EN SUITE

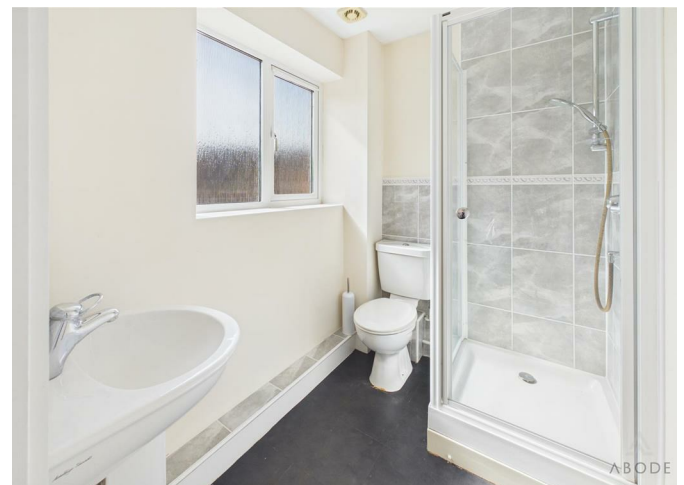
Enclosed shower, low flush wc, wash hand basin, radiator and a upvc double glazed window.



## BEDROOM 2

Fitted wardrobes, upvc double glazed windows to the rear and a radiator.







### BEDROOM 3

Storage cupboard, upvc double glazed windows to the rear and a radiator.

### BATHROOM

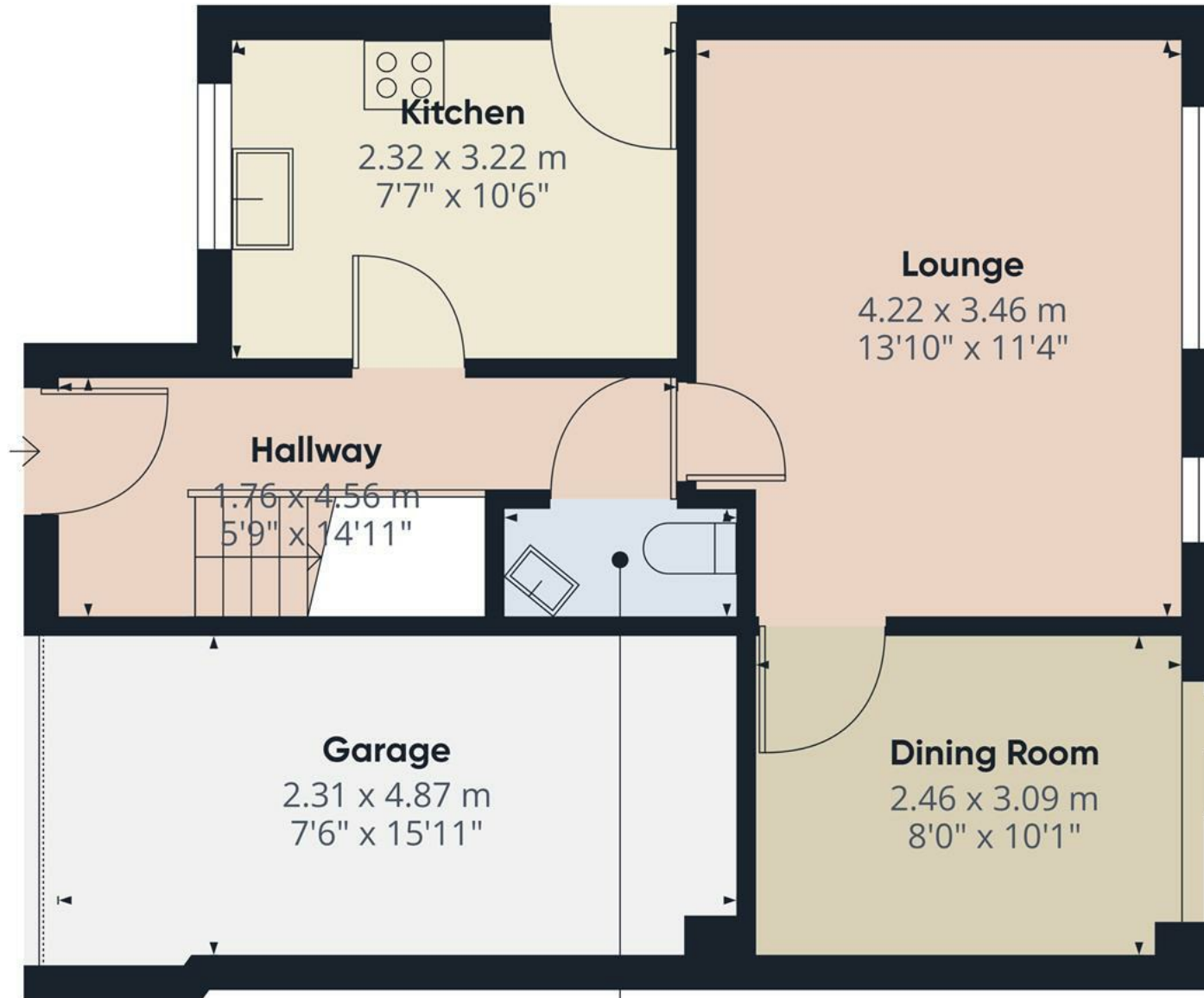
Panel enclosed bath with a shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

### OUTSIDE

Front lawn and a drive leading to a single garage. Side gated access to the enclosed rear garden with a lawn patio.







Approximate total area<sup>(1)</sup>  
49.8 m<sup>2</sup>  
536 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.

GIRAFFE360



Floor 0



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

42 m<sup>2</sup>

452 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.

GIRAFFE360



Floor 1

