





\*\*\*\* FOUR BEDROOM DETACHED WITH A SOUTH FACING GARDEN \*\*\*\* Modern detached property offering a hall with guest cloakroom, lounge, fitted dining kitchen with doors onto the garden and a utility room. The first floor offers four bedrooms, master with an ensuite shower room and a family bathroom with both bath and a separate shower. Enclosed rear garden, long drive and a single garage.



## HALL

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

## LOUNGE

Upvc double glazed bay window to the front and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and hob with extractor hood, integrated dishwasher. Upvc double glazed windows and double doors onto the garden and a radiator.

## UTILITY

Plumbing and space for a washing machine, fitted cupboards and a radiator.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM

Upvc double glazed window and radiator.

## EN SUITE

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

## BEDROOM

Upvc double glazed window and radiator.

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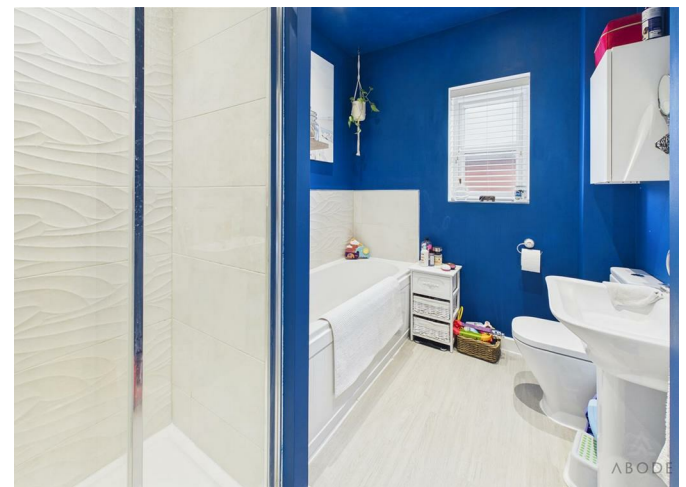
## BATHROOM

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

## OUTSIDE

Long side drive down to a single garage with up and over door. Gated access to the enclosed rear garden with lawn and patio.







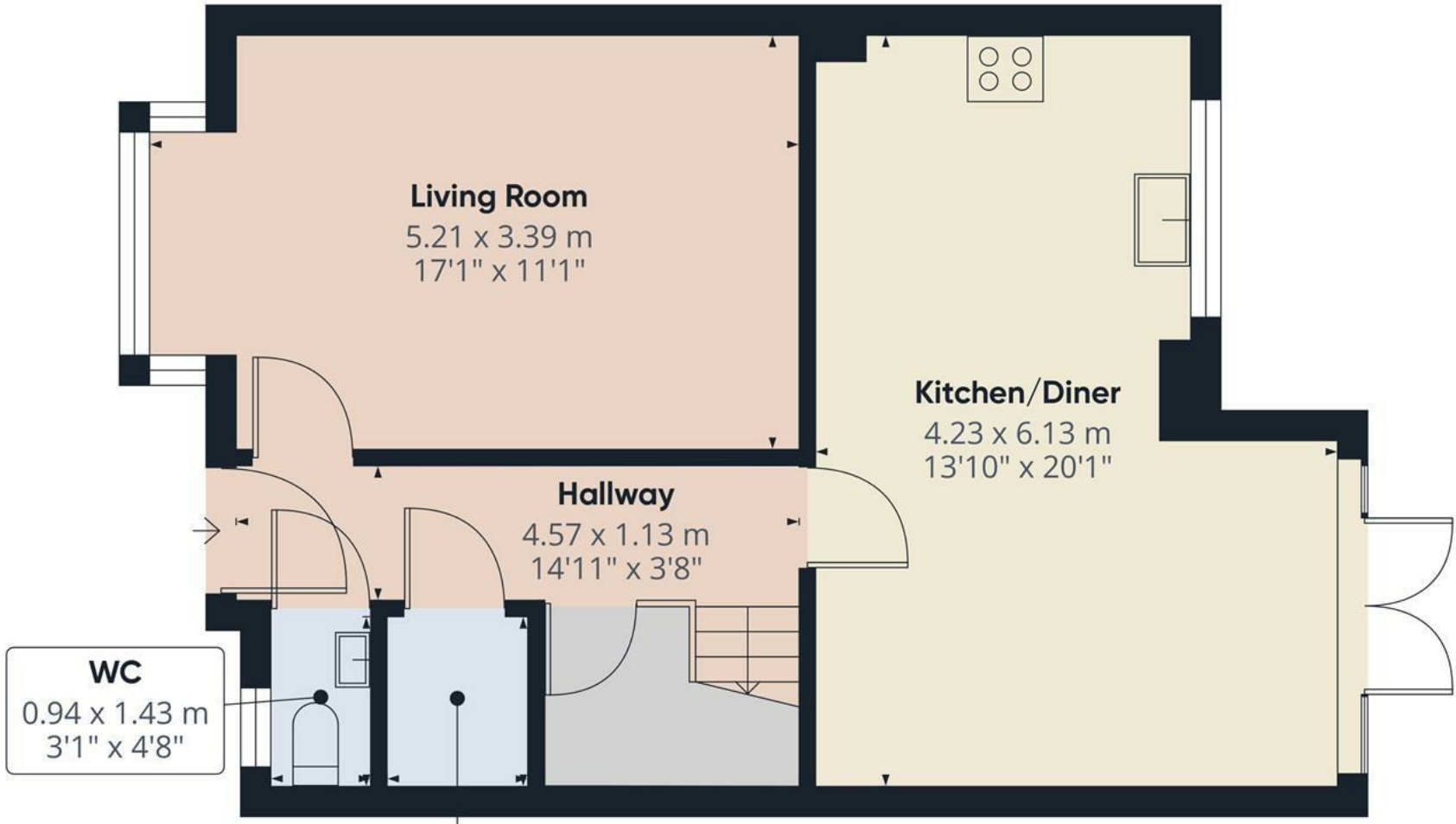












Approximate total area<sup>(1)</sup>  
51.4 m<sup>2</sup>  
553 ft<sup>2</sup>

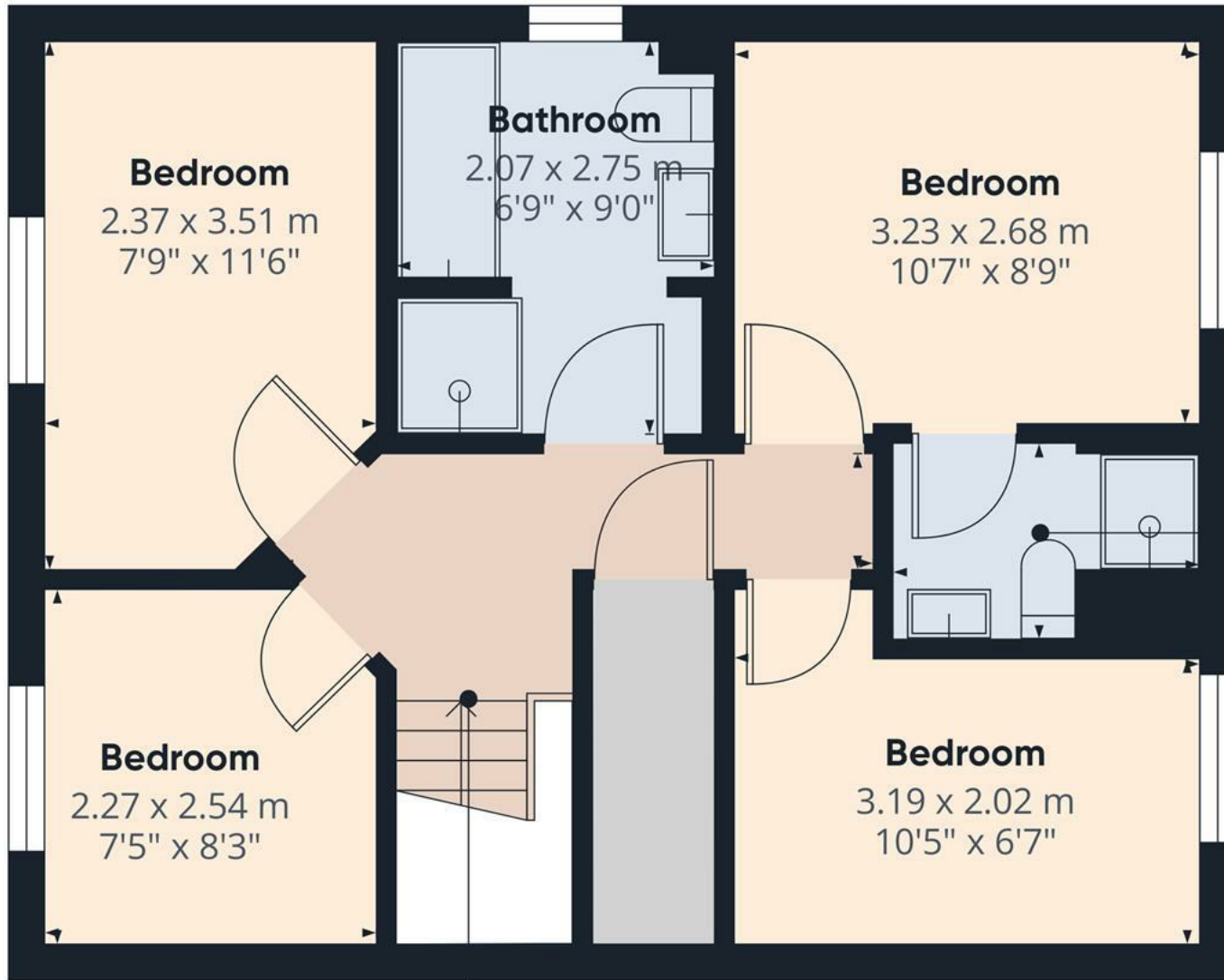
(1) Excluding balconies and terraces

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



**En-suite**  
2.11 x 1.35 m  
6'11" x 4'5"

**Landing**  
3.95 x 0.91 m  
12'11" x 3'0"

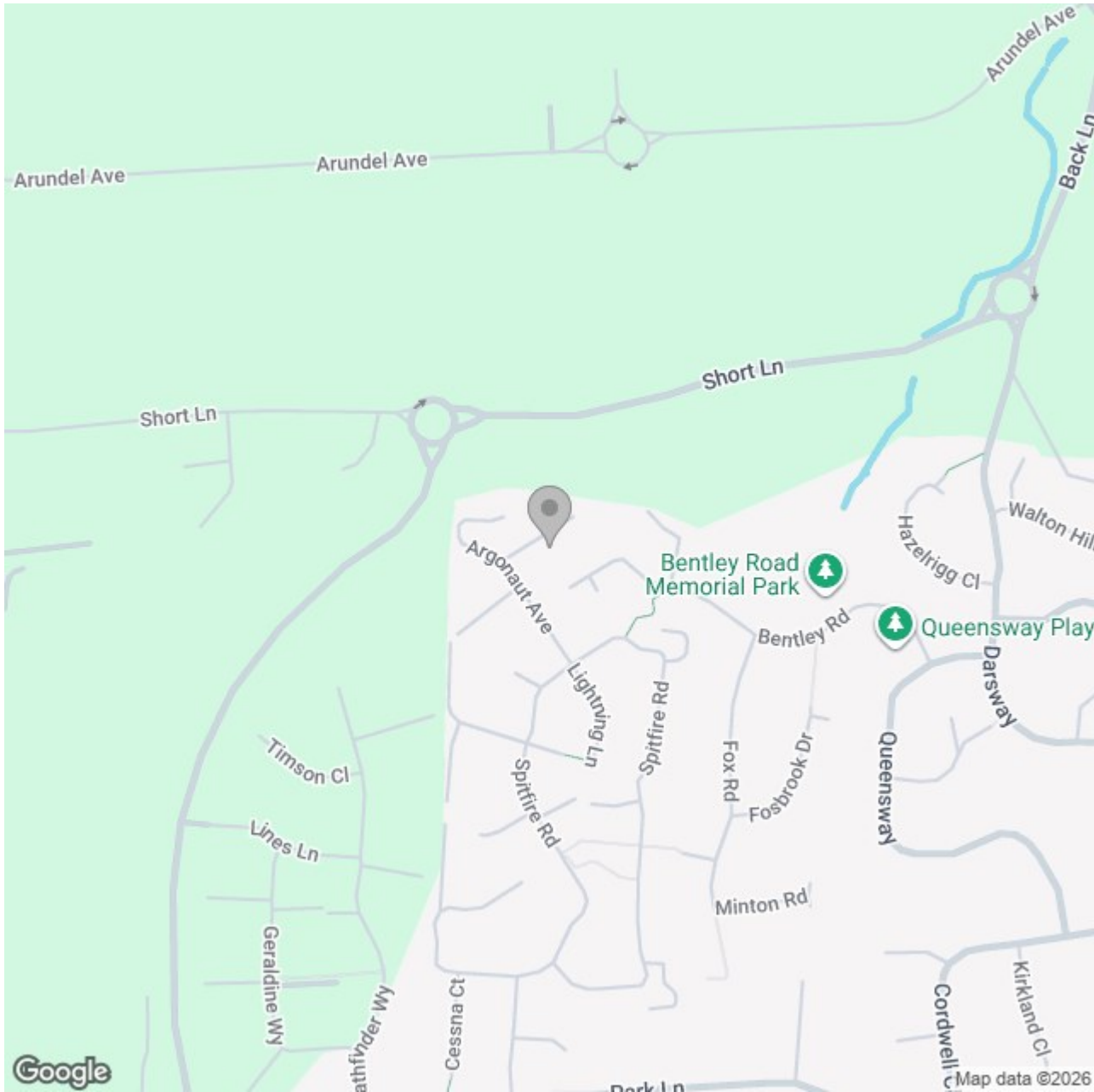
**Approximate total area<sup>(1)</sup>**  
45.3 m<sup>2</sup>  
488 ft<sup>2</sup>

(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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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	