





\*\*\*\* POPULAR LOCATION \*\*\*\* VIEWING APPOINTMENT HIGHLY RECOMMENDED

\*\*\*\* Modern 3 bedroom, three storey property offering a hall, lounge, fitted kitchen diner with doors onto the garden and a guest cloakroom. The first floor offers two bedrooms, and bathroom with doors into one of the bedrooms, the second floor has the master bedroom with wardrobes and an en suite shower room. Rear garden and a garage with the rear being a converted office.



## HALL

Entrance door into the hall with a radiator, stairs to the first floor and door to the lounge.

## LOUNGE

Upvc double glazed window to the front elevation, two radiators, under stair storage cupboard and door to the in the inner hall.

## INNER HALL

Door to -

## CLOAKROOM

Low flush WC, wash hand basin and a radiator.

## KITCHEN DINER

Fitted wall mounted basin drawer unit units with work surfaces in a sink and drainer unit. Fitted double oven and hob, integrated dishwasher and fridge freezer. Radiator, upvc double glazed doors onto the garden.

## FIRST FLOOR LANDING

UPVC double glazed window, storage cupboard door giving access to the stairs to the second floor and doors to -

## BEDROOM

UPVC double glazed window to the rear elevation, radiator and fitted wardrobes. Door into the bathroom.

## BATHROOM

Panel enclosed bath with a shower attachment tap, enclosed shower cubicle, low flush WC, wash hand basin, and radiator.



## BEDROOM

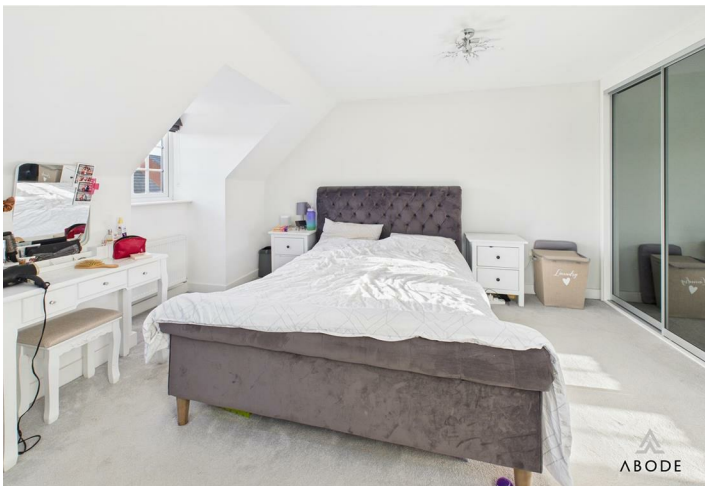
UPVC double glazed window to the front elevation, radiator and built in wardrobes.

## SECOND FLOOR

## BEDROOM

Two UPVC double glazed windows and a skylight window, radiator and wardrobes with mirror sliding doors.







### EN SUITE

Double shower cubicle, wash hand basin, low flush WC, radiator and a skylight window.

### OUTSIDE

Side drive down to a single garage the front part of the garage is still used for storage the rear half of the garage has now been converted into an office with a personal door to the rear.

### OFFICE

Rear door of the garage into the converted office space.

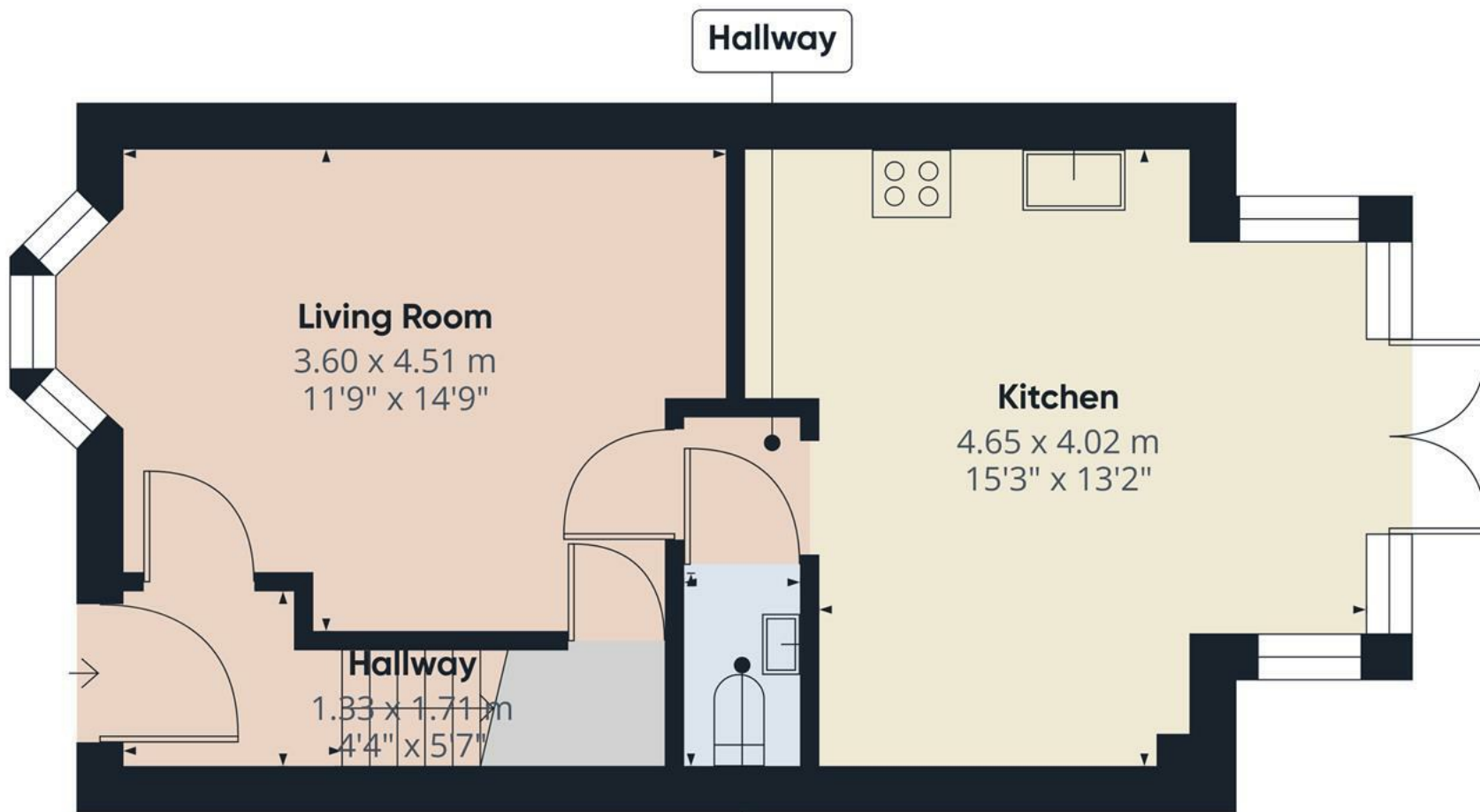












Approximate total area<sup>(1)</sup>  
40.2 m<sup>2</sup>  
433 ft<sup>2</sup>

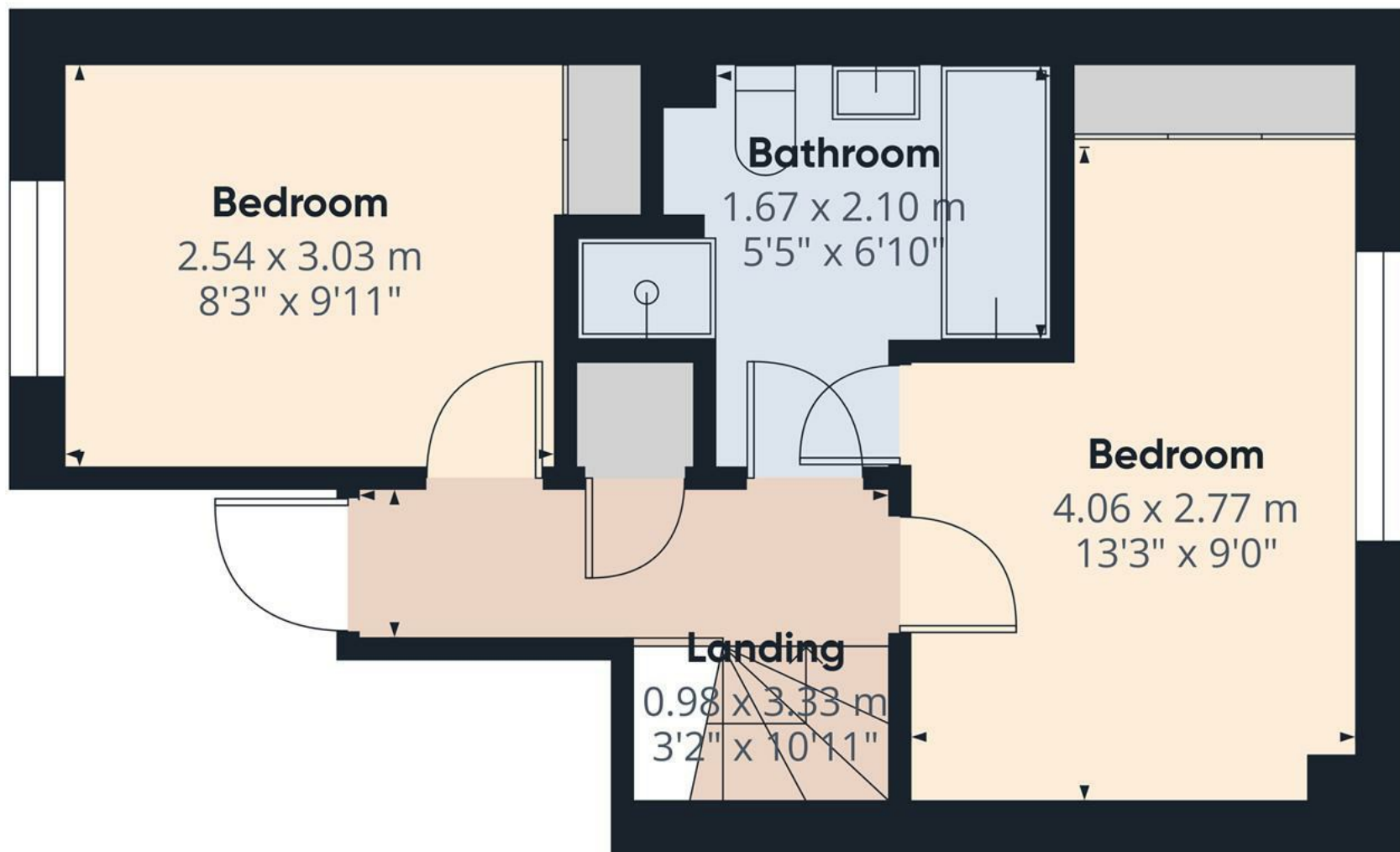
(1) Excluding balconies and terraces

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>

28.5 m<sup>2</sup>

307 ft<sup>2</sup>

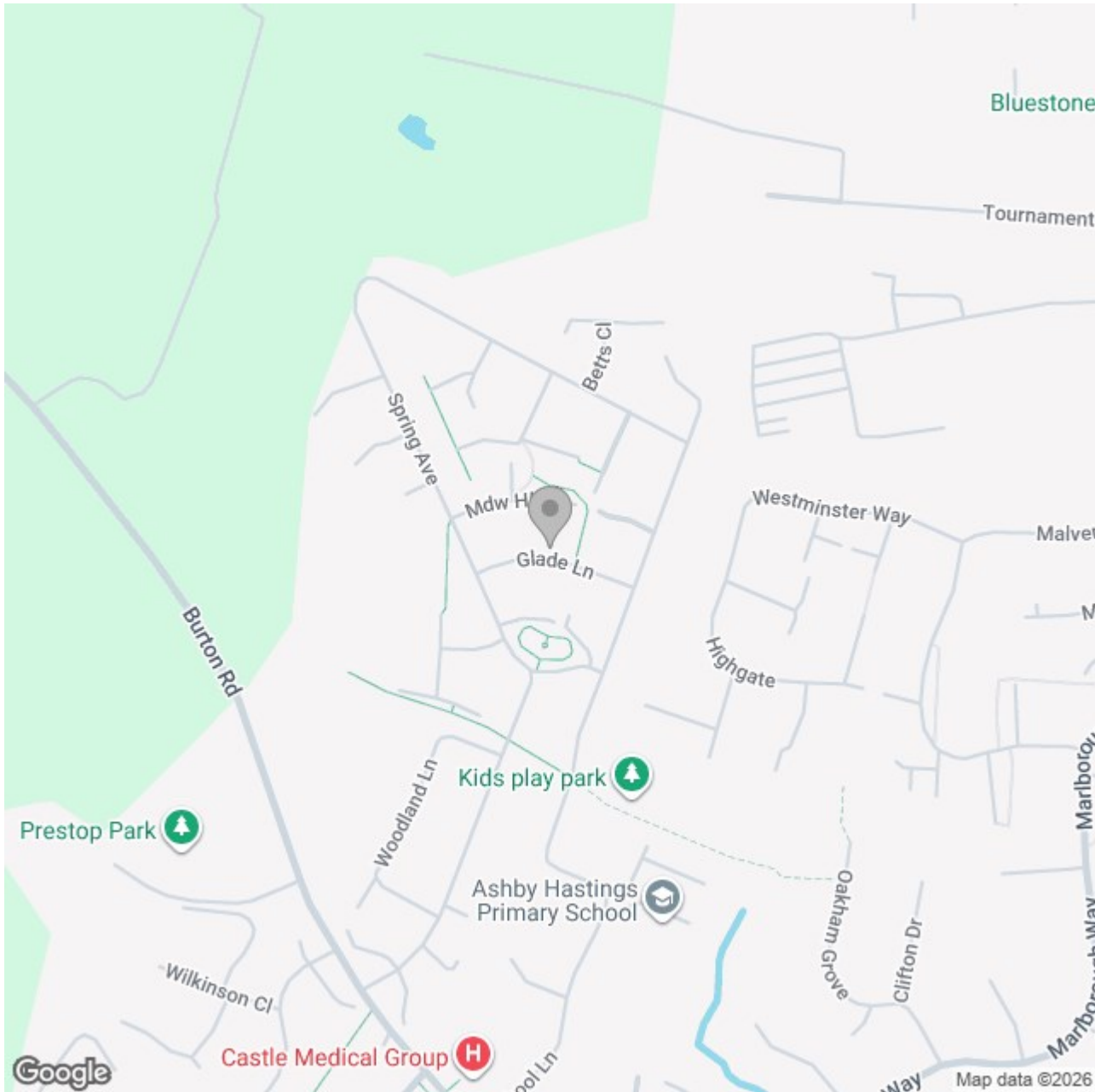
(1) Excluding balconies and terraces

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Floor 1



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (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>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |