

Energy Efficiency Rating		
England & Wales		
EU Directive 2002/91/EC		
Potential	Current	Very energy efficient - lower running costs
		Not energy efficient - higher running costs
79		
62		
A (81-91)		
B (69-80)		
C (55-68)		
D (39-54)		
E (21-38)		
F (1-20)		
G		
Very environmentally friendly - lower CO2 emissions		
Not environmentally friendly - higher CO2 emissions		
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Entrance Hallway

Newly installed composite front door. Double glazed window to side. Door to:

Living Room

Double glazed windows to front and side. Stairs to first floor with glazed balustrade. Under stairs storage cupboard. Feature fireplace. Engineered wood floor. Door to:

Kitchen/Dining Room

Double glazed window to rear. Tiled floor to kitchen area. Velux window. Fitted with a range of wall and base mounted units. Fitted dishwasher. Rangemaster dual fuel range cooker with matching extractor over. Breakfast bar with fridge under. Engineered wood flooring to dining area. Radiator..

Utility Room

Double glazed window to rear. Tiled floor. Fridge/freezer. Washing machine. Tumble drier. Engineered wood flooring. Worcester Bosch gas boiler.

Shower Room

Double glazed window to side. Tiled floor.. Cupboard housing megaflow hot water cylinder. Glazed corner shower unit with thermostatic shower. Low level WC. Wash hand basin. Radiator.

Study

Possible use as a fourth bedroom. Double glazed window to side. Radiator.

First Floor Landing

Double glazed window to side.

Bedroom Two

Double glazed window to front. Radiator.

En-suite Shower Room

Double glazed window to front. Tiled floor. Radiator. Heated towel rail.

Bedroom Three

Double glazed window to rear. Radiator.

En-suite Bathroom

Double glazed window to rear. Tiled floor. P-shaped bath. Low level WC. Wash hand basin. Radiator. Heated towel rail.

Second Floor Landing

Double glazed window to side.

Bedroom One

Velux window to front. Double glazed windows and French doors with Juliet balcony to rear. Plank tiled floor with underfloor heating.

En-suite Shower Room

Double glazed window to rear. Walk-in shower with thermostatic shower over. Low level WC with vanity unit with inset sink unit. Tiled floor with underfloor heating. Heated towel rail.

Annexe

Living Room/Kitchen

Double glazed window and door to side. Double glazed French doors to garden. Tiled floor with under floor heating. Kitchen units with work surfaces with sink unit. Two ring induction hob. Under counter fridge. Loft storage area.

Bedroom

Double glazed door to garden and double glazed window to side.

Shower Room

Underfloor heating. Glazed shower cubicle. Low level WC. Wash hand basin. Heated towel rail.

Store Room

Remote control roller door. Single drainer sink unit. Fitted washing machine.

Rear Garden

Laid to lawn with large patio areas and further raised patio. Feature lighting. Fencing to boundaries.

Exterior

Hardstanding to front with a parking space and further hard standing to the rear with parking for two vehicles. Gated side access.

