

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

Environmental Impact (CO₂) Rating

England & Wales		
EU Directive 2002/91/EC		
Potential	Current	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
Not energy efficient - higher running costs		

Energy Efficiency Rating





Entrance

A hard wood part glazed front door. Down lighters. Stairs to first floor. Storage cupboards. Wood flooring. Doors leading to:

Living Room

Double glazed bay window to front and double glazed window to side. Coved ceiling. Radiator.

Dining Room

Double glazed bay window to front. Radiator. Wooden floor.

Family Room

Double glazed bi-fold doors to rear. Fitted storage. Down lighters. Radiator.

Kitchen/Breakfast Room

A well fitted shaker style kitchen with granite work tops and up stands. Inset stainless steel sink with mixer tap. Rangemaster gas oven with extractor over. Integrated dishwasher. American style fridge/freezer and wine cooler. Double glazed window and patio doors to rear. Radiator. Down lighters. Tiled flooring.

Utility Room

UVPC door to side. Wall and base units with work tops over. Sink with mixer and tiled splash back. Washing machine and dryer. Wall mounted Baxi gas boiler. Radiator. Tiled flooring.

Shower Room

Marble tiled with a glazed shower cubicle. Wash hand basin. WC. Heated towel rail. Part tiled walls and tiled floor. Extractor fan and down lighters.

Landing

Stairs to second floor and doors leading to:-

Master Bedroom

Double glazed window to front and Juliet balcony to side. Radiator.

En-Suite

Double glazed window to front. Shower cubicle. Vanity wash hand basin. WC. Heated towel rail. Fully tiled. Down lighters and extractor fan.

Dressing Room

Double glazed window to side. A range of fitted wardrobes. Radiator.

Bedroom Two

Double glazed bedroom to rear. Radiator. Fitted wardrobe.

Bedroom Three

Double glazed bedroom to front. Radiator. Fitted wardrobe.

Bedroom Four

Double glazed window to side and rear. Radiator.

Family Bathroom

Free standing bath with side fill mixer tap. Shower cubicle. Pedestal hand basin. WC fully tiled. Heated towel rail. Down lighters and extractor fan.

Second Floor Landing

Velux window to front. Fitted storage. Access to loft space providing storage and hot water system. Door to:-

Bedroom Five/Study

Velux windows to rear. Radiator. Down lighters.

Garden

A south facing garden mainly laid to lawn with fencing and hedging to all boundaries. A large patio area with pathway to side. Raised planter and garden shed.

Parking and Front Garden

A large block paved driveway with parking for 3/4 cars. Lawn area with retaining brick wall and hedging to side boundaries.

