





**** EXTENDED FAMILY HOME IN A
HIGHLY REGARDED LOCATION ****

Beautifully presented offering a hall,
lounge with fireplace, extended living
and dining kitchen with doors onto the
garden. Study and a guest cloakroom
on the ground floor. The first floor offers
four bedrooms, master with an en suite
and a family bathroom. Black paved
drive, single garage and a rear garden.



HALL

Entrance door into the hall with door into the garage and door to -

LOUNGE

Feature fireplace with living flame coal effect gas fire, radiator, upvc double glazed window to the front, stairs to the first floor and doors into the kitchen diner.

KITCHEN DINER

Fitted units with matching island, sink and drainer unit, fitted electric double oven and a gas hob with extractor hood. Skylight Windows underfloor heating in the dining area and doors onto the garden.

STUDY

Upvc double glazed window, radiator, storage cupboard and door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin, chrome ladder style radiator and upvc double glazed window.

FIRST FLOOR LANDING

Airing cupboard loft access and doors to -

BEDROOM 1

Fitted wardrobe, bedside tables and cupboards, radiator and upvc double glazed window.

EN SUITE

Walk in shower, wash hand basin, low flush wc, fitted storage cupboards upvc double glazed window and radiator.



BEDROOM 2

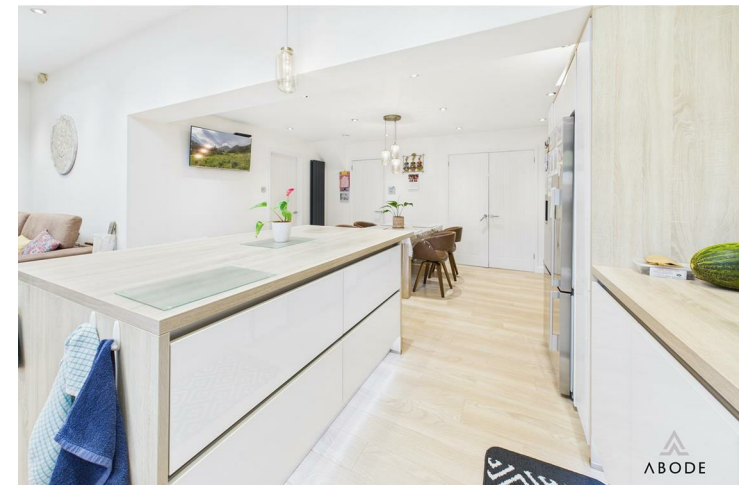
Fitted wardrobes drawers and bedside table, upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

Upvc double glazed window and radiator.



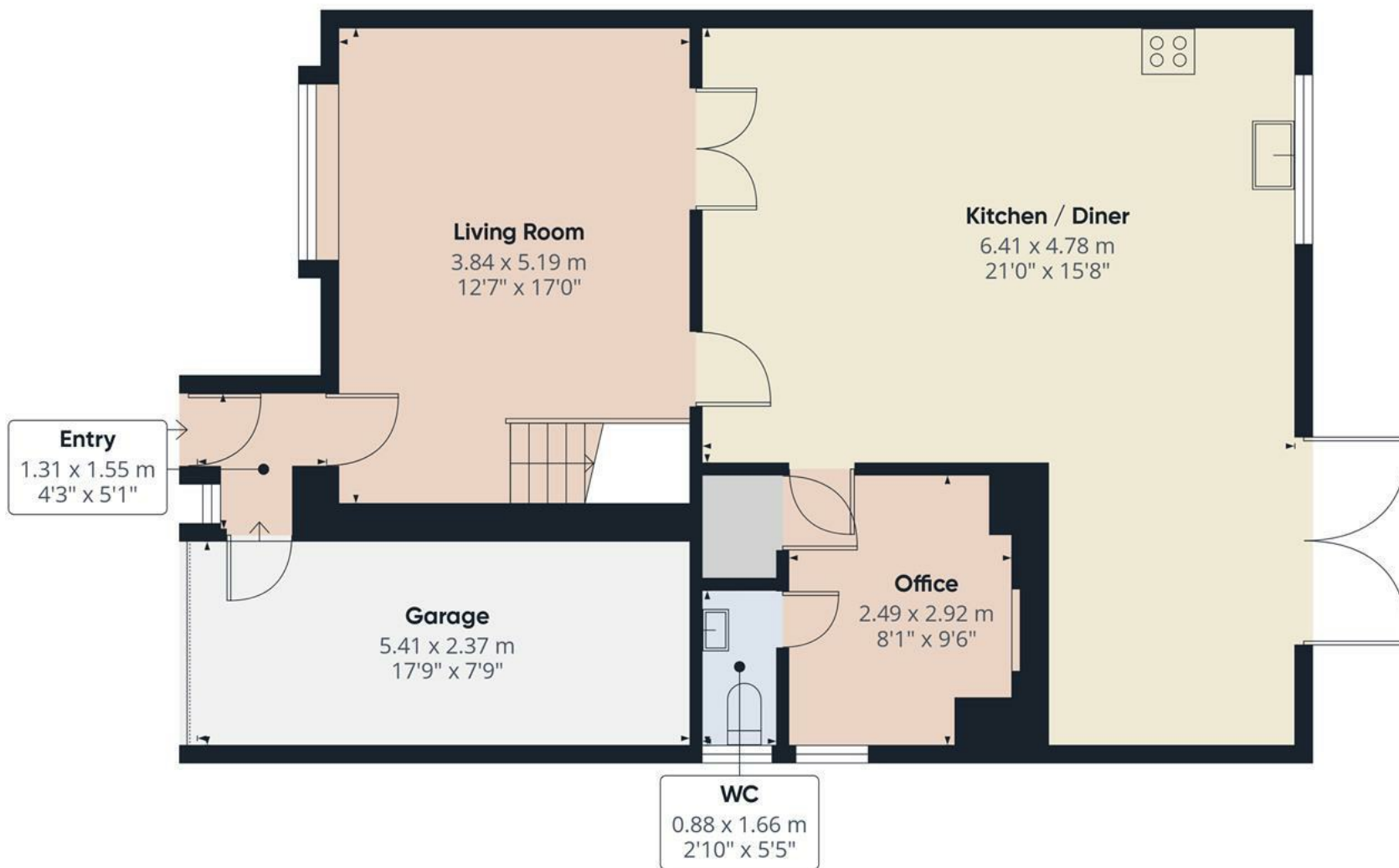


BATHROOM

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

OUTSIDE

Enclosed rear garden, block paved drive and a single garage.



Approximate total area⁽¹⁾

83.6 m²
900 ft²

(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



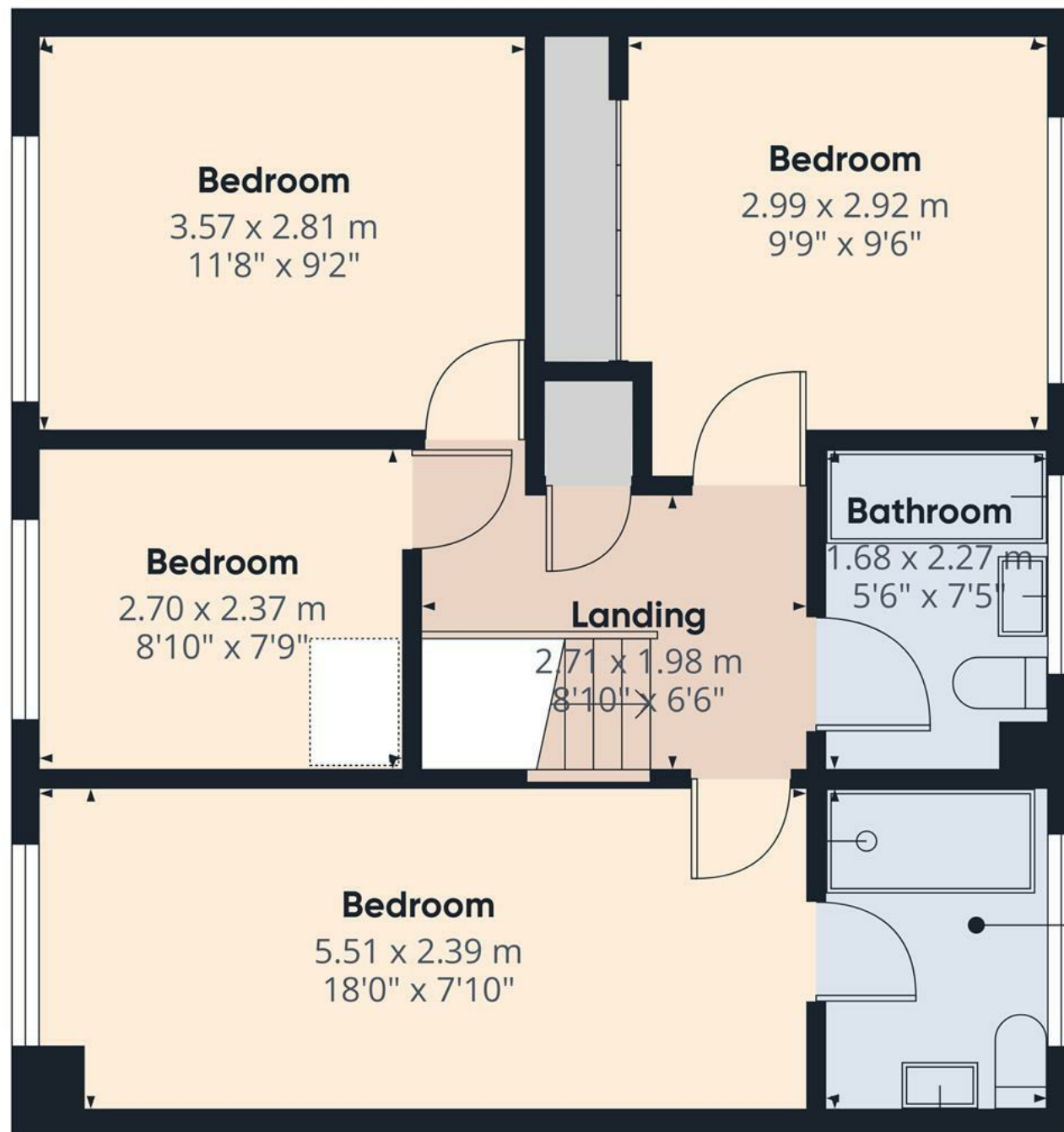
Approximate total area⁽¹⁾

51.4 m²
553 ft²

(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	