







\*\*\*\* QUIET POSITION WITH  
A GOOD SIZE GARDEN \*\*\*\*  
NO CHAIN \*\*\*\* Modern  
detached property in a cul  
de sac location offering a  
hall with guest cloakroom,  
lounge and a fitted dining  
kitchen with doors onto the  
garden. The first floor offers  
three bedrooms, en suite  
and a bathroom. Parking,  
garage and gardens.





## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Upvc double glazed window and radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, plumbing and space for a washing machine, space for a fridge freezer. Upvc double glazed window and doors onto the garden, radiator storage cupboard.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glaze window and radiator.

## EN SUITE

Shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glaze window and radiator.



## BEDROOM 3

Upvc double glaze window and radiator.

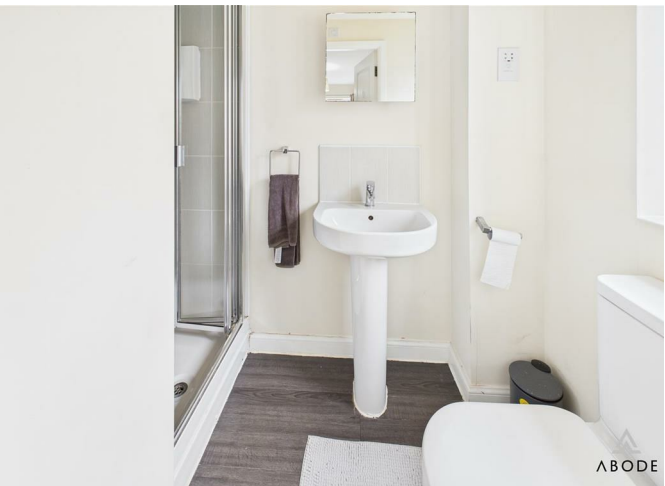
## BATHROOM

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

## OUTSIDE

Single garage with parking in front. Front lawn and gated access to an enclosed rear garden with patio and lawn.

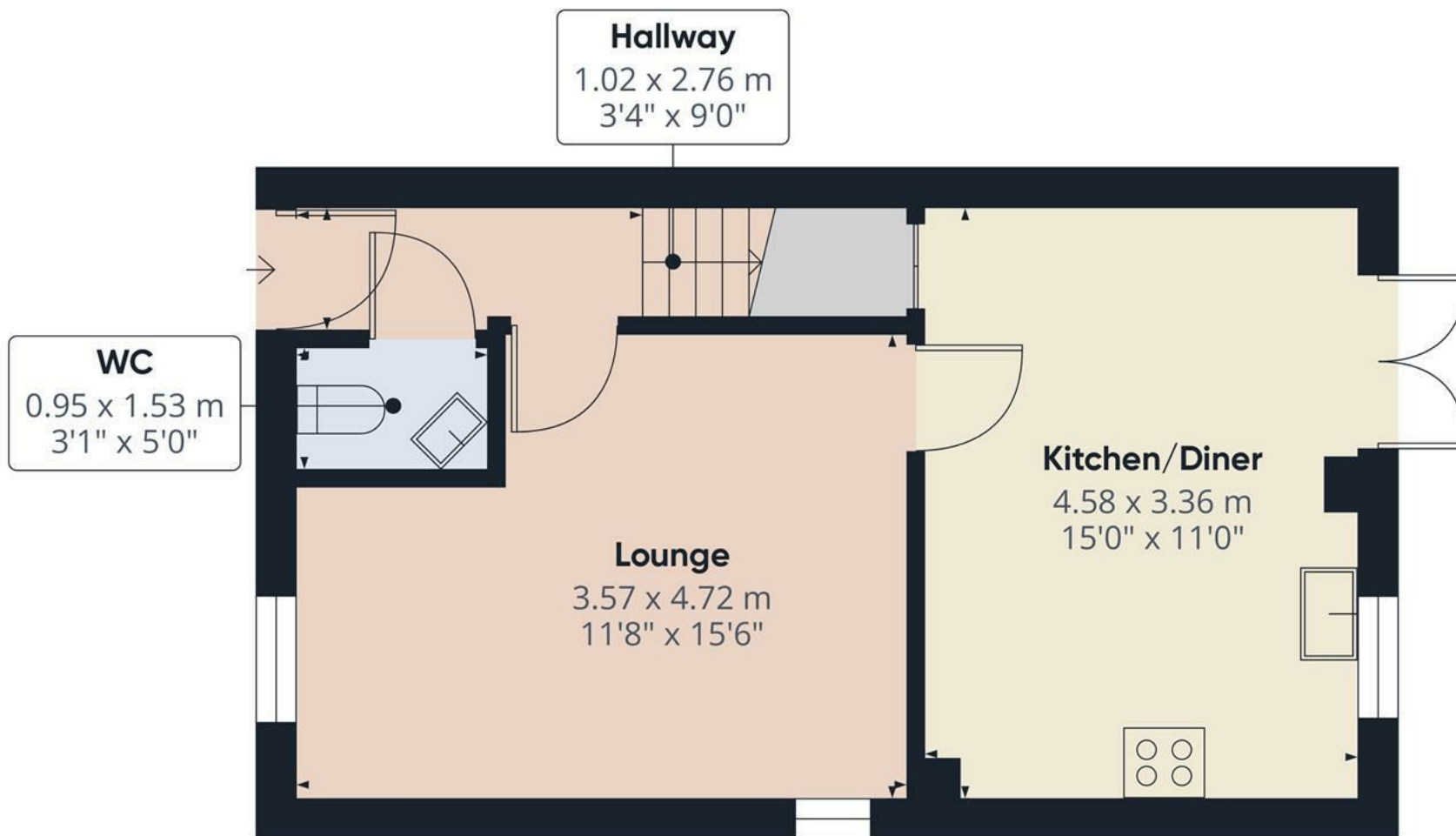












Approximate total area<sup>(1)</sup>

36.8 m<sup>2</sup>

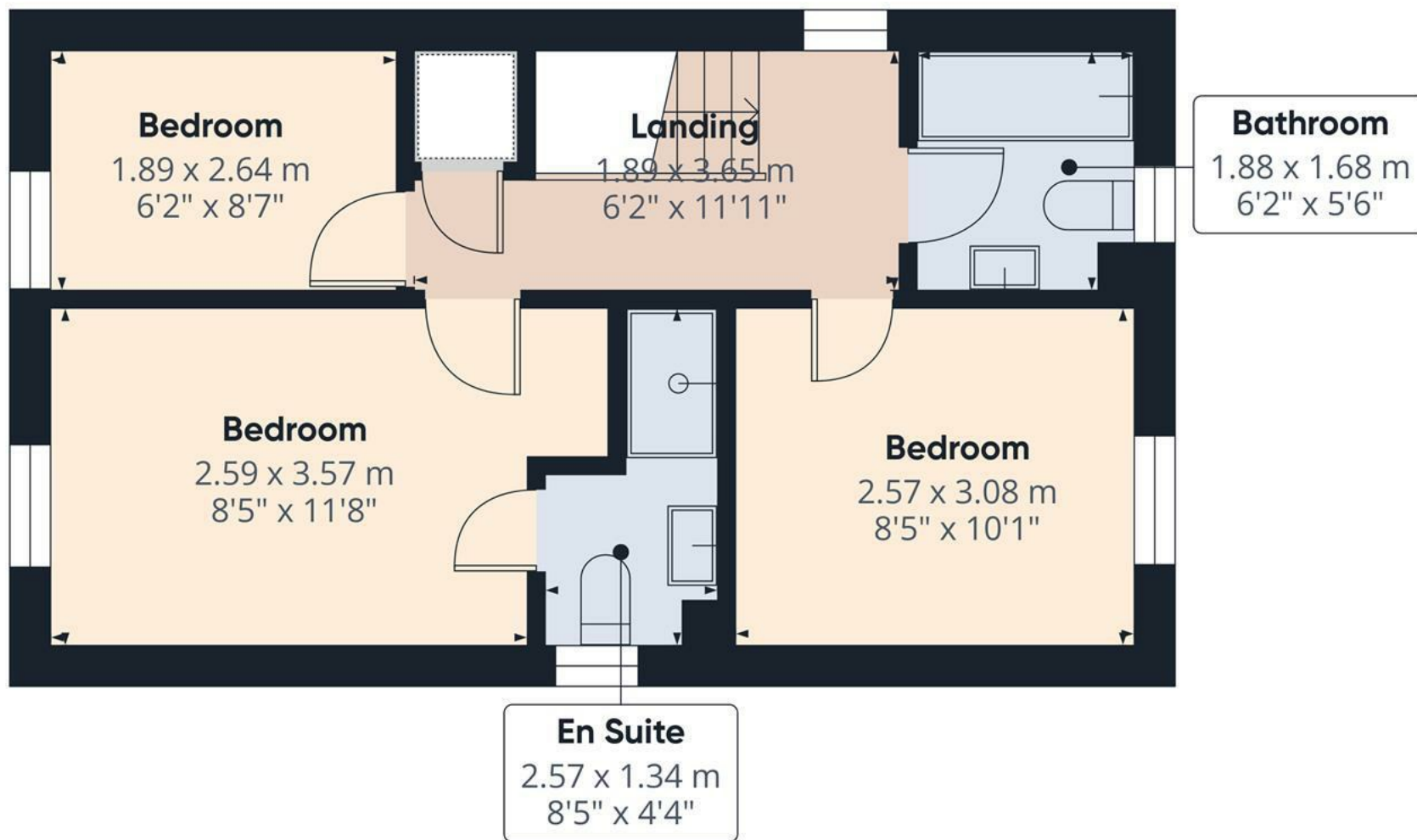
397 ft<sup>2</sup>

(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

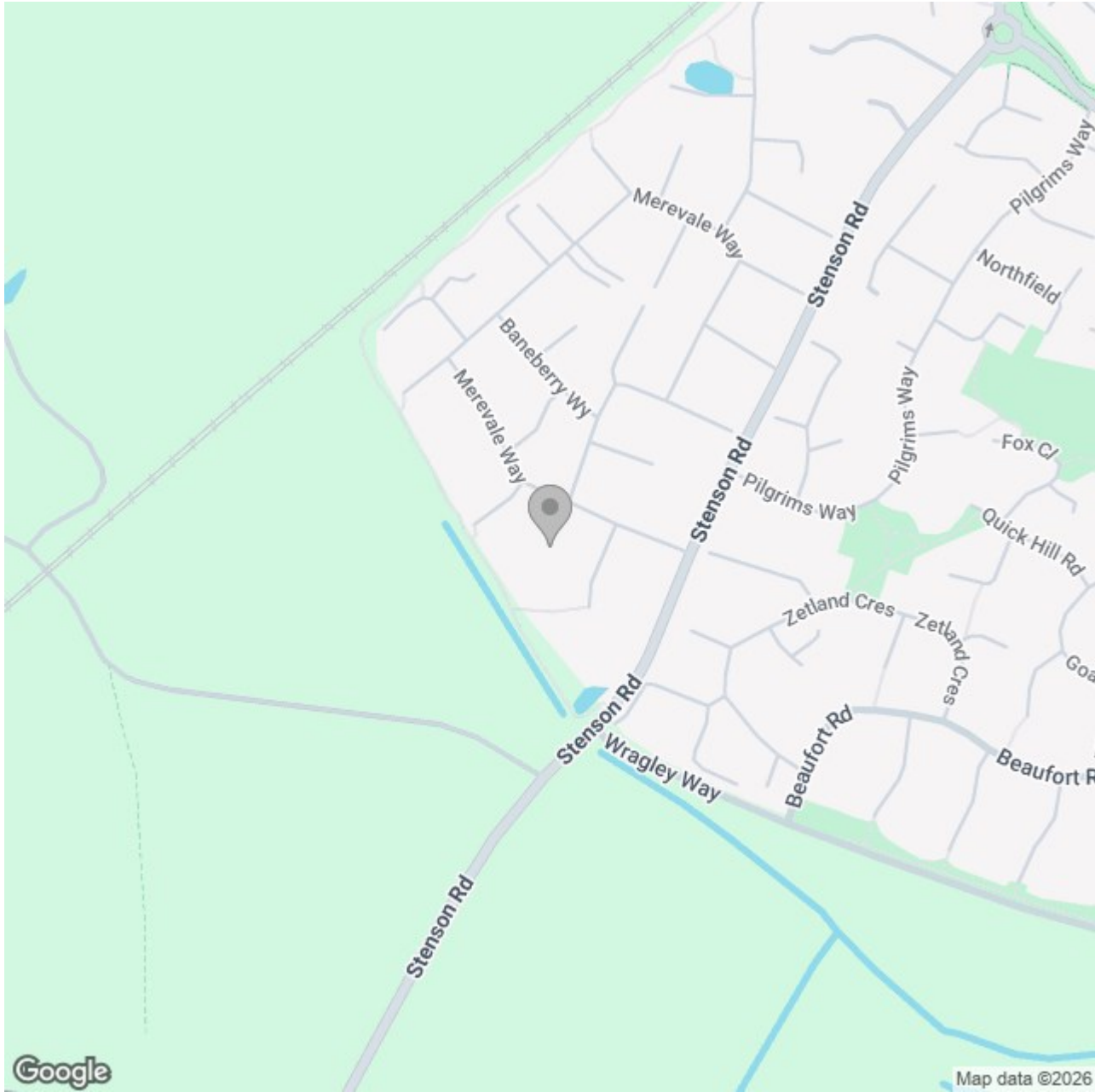


Approximate total area<sup>(1)</sup>  
33.3 m<sup>2</sup>  
358 ft<sup>2</sup>

(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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>78</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 