





**** IMPRESSIVE MODERN HOME WITH
A GOOD SIZE LANDSCAPED GARDEN ****

Beautiful presented offering a hall,
guest cloakroom, lounge with doors
onto the garden, fitted dining kitchen
with built in appliances. Three first floor
bedrooms, en suite shower room and a
family bathroom. Landscaped garden
and a driveway. INTERNAL VIEWING
HIGHLY RECOMMENDED.



HALL

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

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed doors onto the garden and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob, integrated dishwasher, washing machine and fridge freezer. Upvc double glazed window and a radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.

EN SUITE

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

BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.

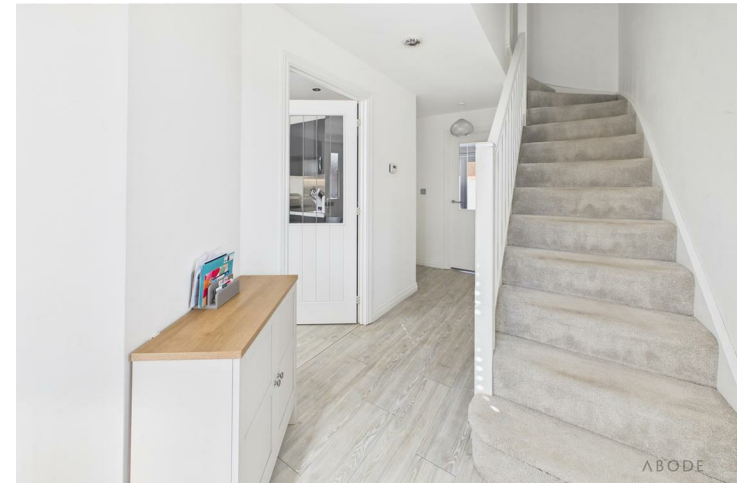
BATHROOM

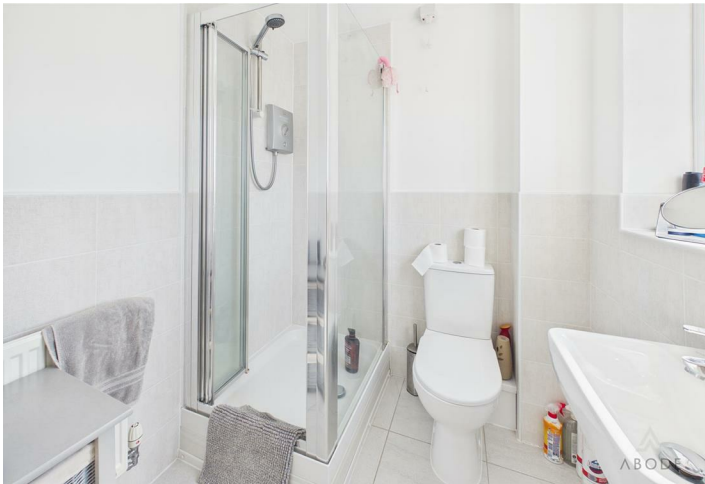
Panel enclosed bath, wash hand basin, low flush wc, radiator.

OUTSIDE

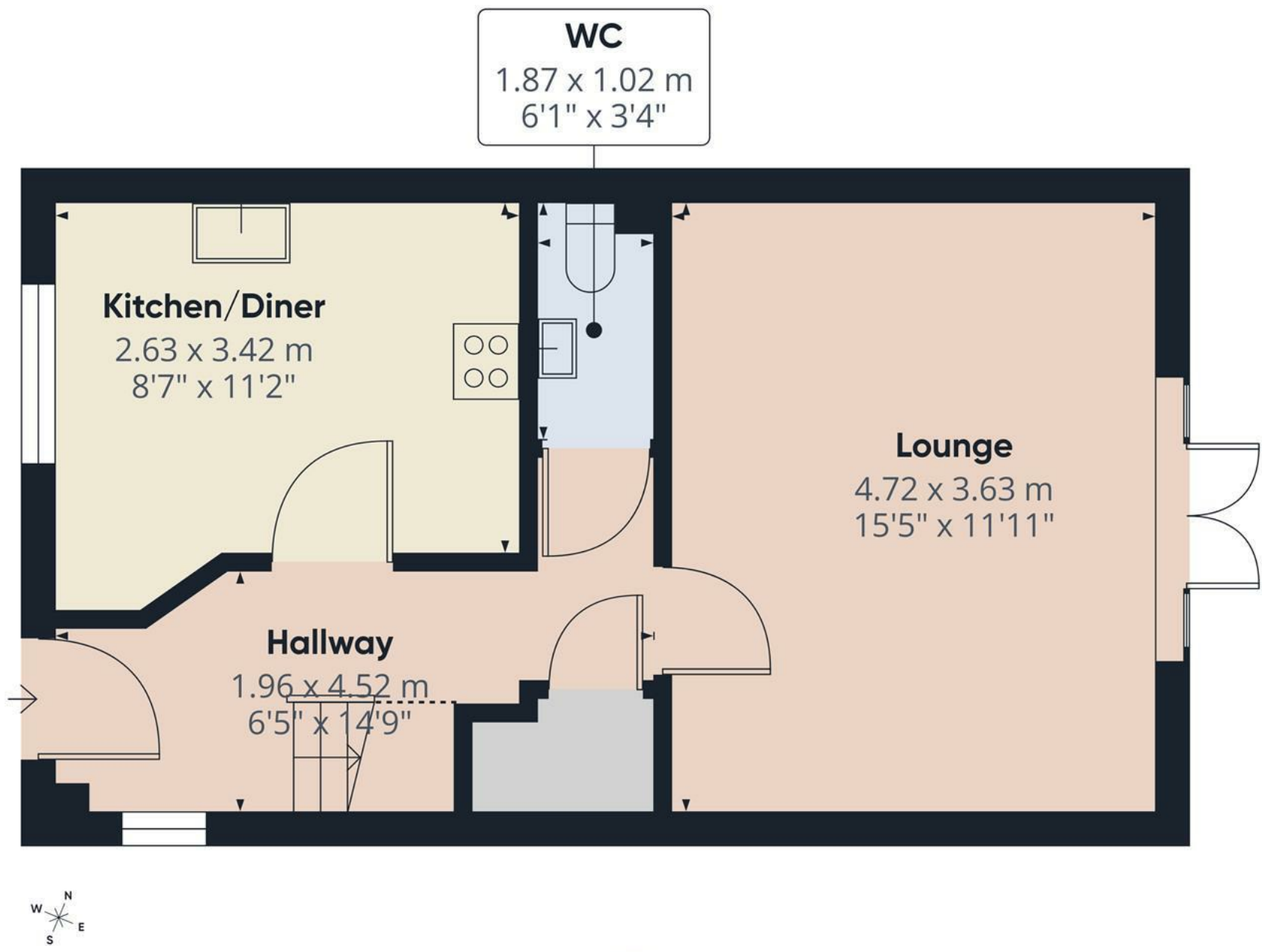


Long drive down the side with side gated access to the enclosed rear garden offering a paved seating areas and a lawn.









Floor 0

Approximate total area⁽¹⁾
38.1 m²
409 ft²

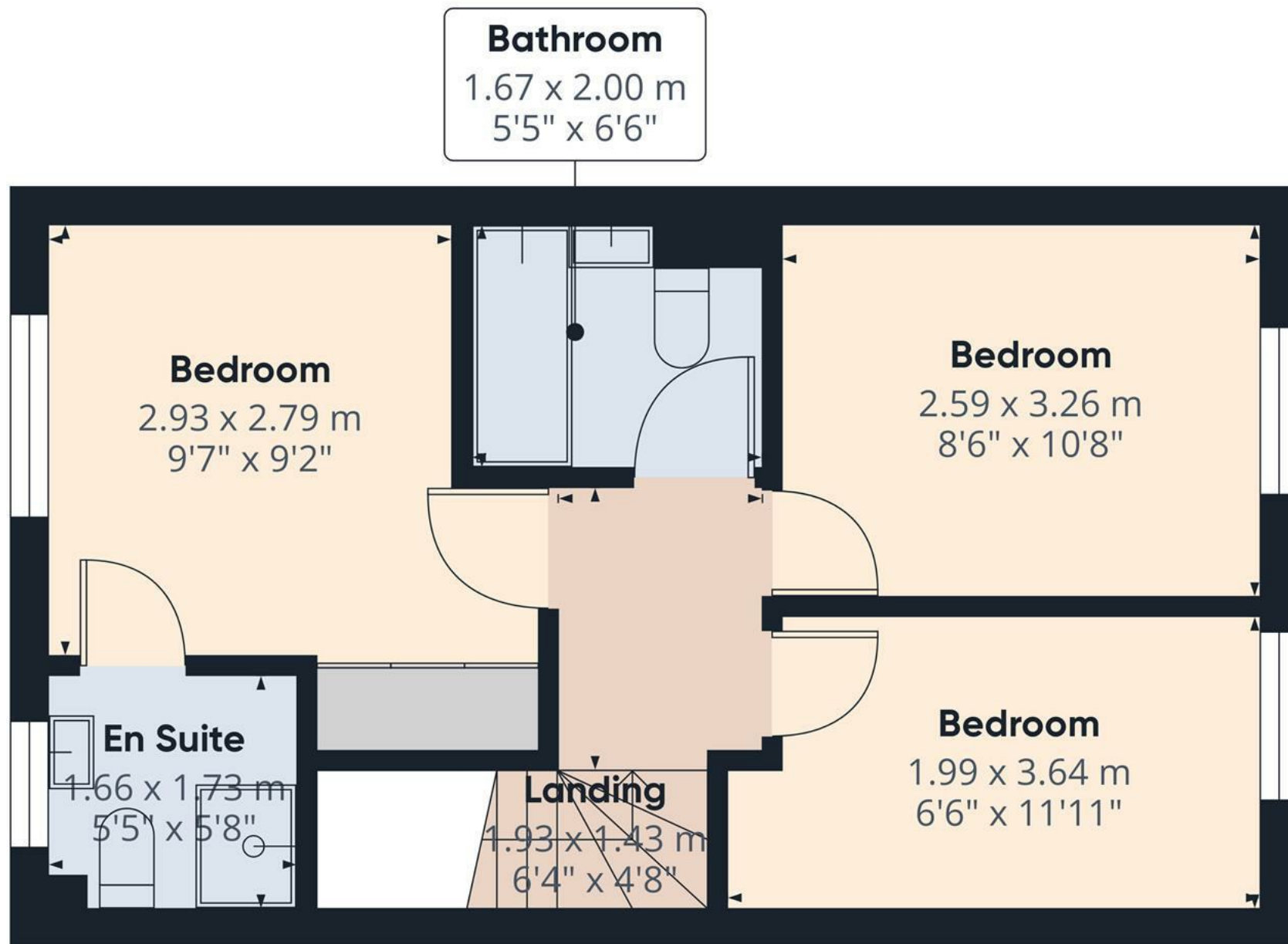
Reduced headroom
0.9 m²
9 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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 1

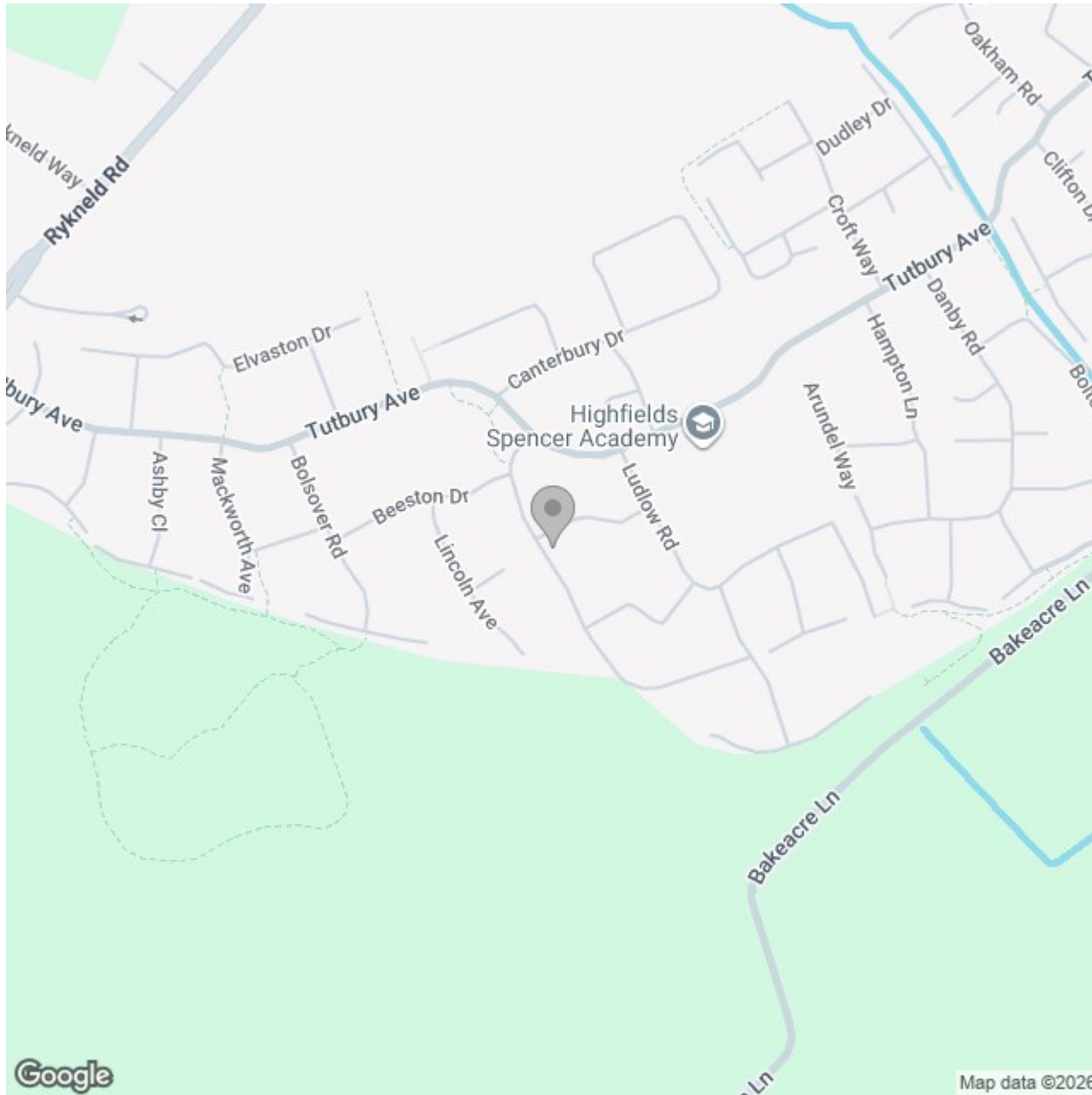
Approximate total area⁽¹⁾

34 m²
365 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(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 	