





****** IMMACULATE SEMI
DETACHED PROPERTY WITH A
LARGE REAR GARDEN ******
Located on an impressive plot
and in a quiet cul de sac
location. Thus well presented
property offers a hall and
lounge with feature media wall,
fitted dining kitchen with doors
onto the garden. Three first
floor bedrooms, en suite shower
room and a bathroom. Enclosed
and landscaped rear garden
and a side drive with EV
charging point. **INTERNAL
VIEWING IS HIGHLY
RECOMMENDED**



HALL

Entrance door into the hall with stairs to the first floor, radiator, half panelled walls and a door to the lounge.

LOUNGE

Feature media wall with a beam mantle and fitted shelves, upvc double glazed window to the front and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and an extractor hood, integrated dishwasher and space for a fridge freezer. Upvc double glazed double doors onto the garden and a radiator. Under stairs storage cupboard.

FIRST FLOOR LANDING

Upvc double glazed window to the side, radiator and loft access.

BEDROOM

Built in wardrobes, upvc double glazed window and a radiator.

EN SUITE

Enclosed shower, low flush wc, wash hand basin and radiator.

BEDROOM

Upvc double glazed window and radiator.



BEDROOM

Upvc double glazed window and radiator.







BATHROOM

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

OUTSIDE

Side drive with an Ev charging point. Side gated access to the enclosed rear garden offering a good size lawn, paved and decked seating areas.









Approximate total area⁽¹⁾

37.6 m²

404 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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WC

1.57 x 1.04 m

5'1" x 3'5"

Lounge

3.82 x 3.88 m

12'6" x 12'8"

Kitchen/Diner

4.81 x 2.96 m

15'9" x 9'8"

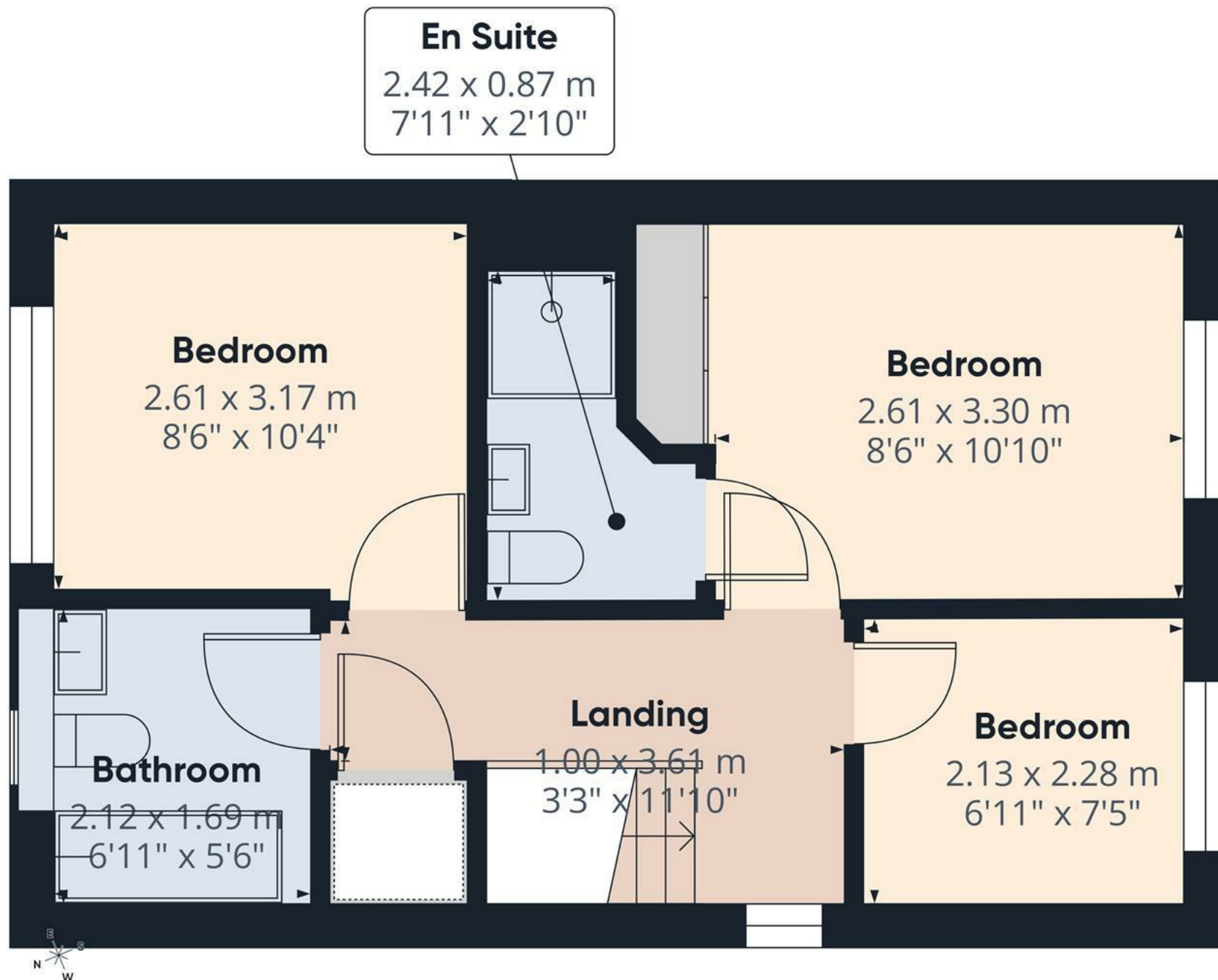
Hallway

1.33 x 1.92 m

4'4" x 6'3"



Floor 0



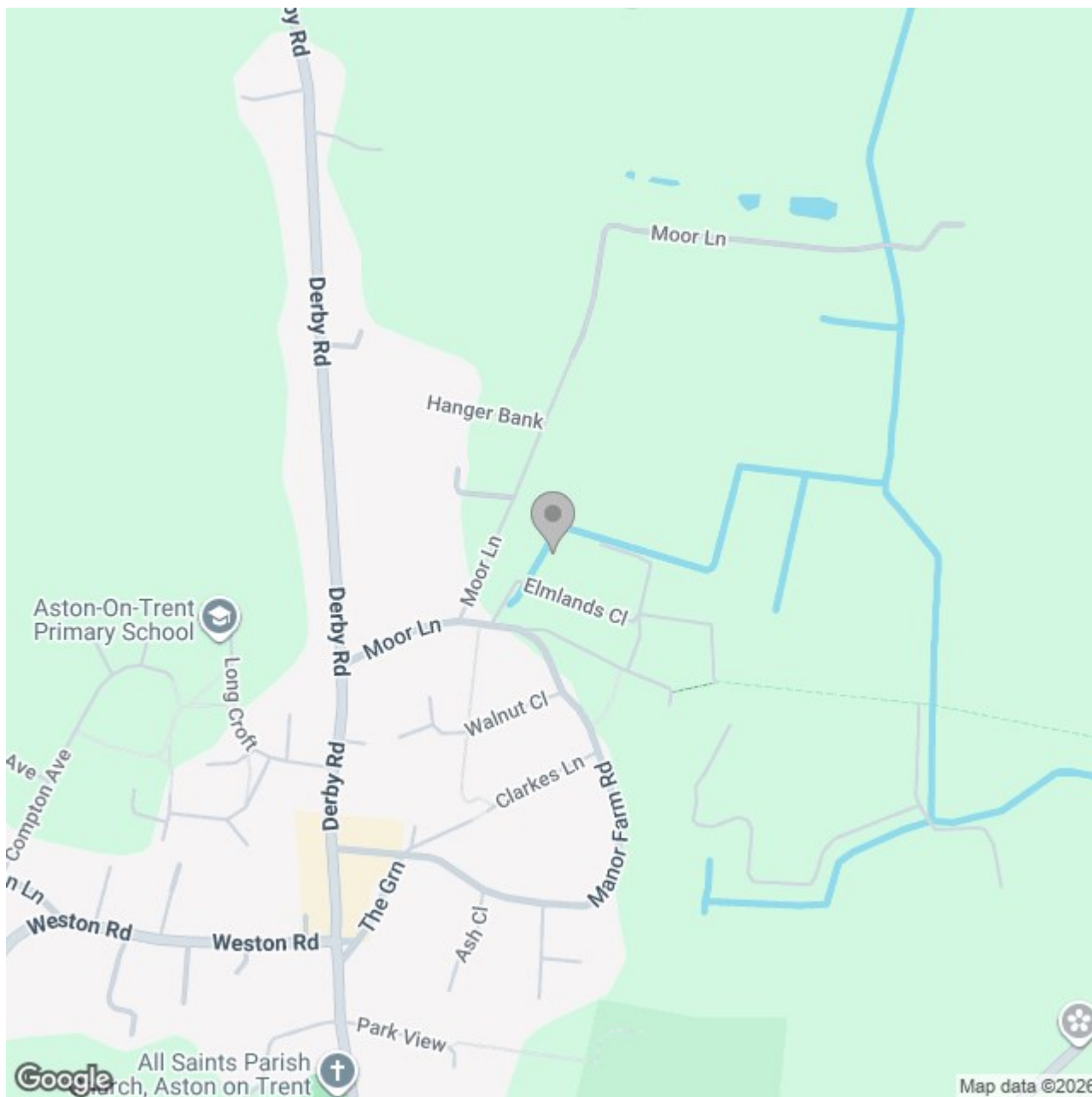
Floor 1

Approximate total area⁽¹⁾
34.4 m²
372 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(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 	