





**** IMMACULATE DETACHED
PROPERTY **** HIGH
SPECIFICATION LIVING AND
DINING KITCHEN **** This is an
impressive family home offering
a hall with guest cloakroom,
lounge with doors onto the
garden and a modern fitted
kitchen with living and dining
areas. Three first floor
bedrooms and a bathroom with
freestanding bath and a walk-
in shower. Landscaped garden
and ample parking to the side
plus a detached single garage.
INTERNAL VIEWING IS HIGHLY
RECOMMENDED.



HALL

Upvc double glazed entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Vanity sink unit with wash hand basin and a storage cupboard under, low flush wc, radiator and a upvc double glazed window.

LOUNGE

Upvc double glazed window to the front and double doors onto the garden, radiator and a door to -

KITCHEN DINER

Fitted wall mounted, base and drawer units with works surfaces, breakfast bar and a sink and drainer unit. Fitted electric oven and hob, built in microwave, integrated dishwasher, washing machine and fridge freezer. Three upvc double glazed windows, tiled floor, radiator and a door to the side.

FIRST FLOOR LANDING

Upvc double glazed window, loft access and doors to -

BEDROOM 1

Fitted wardrobes and cupboards plus built in wardrobes, radiator and upvc double glazed window.



BEDROOM 2

Built in wardrobes, radiator and upvc double glazed window.

BEDROOM 3

Built in wardrobe, radiator and upvc double glazed window.







BATHROOM

Walk-in shower with rainfall shower, vanity sink unit with wash hand basin and storage under, low flush wc, free standing bath with mixer tap and shower attachment, built in tv, chrome ladder style radiator and upvc double glazed window. Tiled floor and spot lights.

OUTSIDE

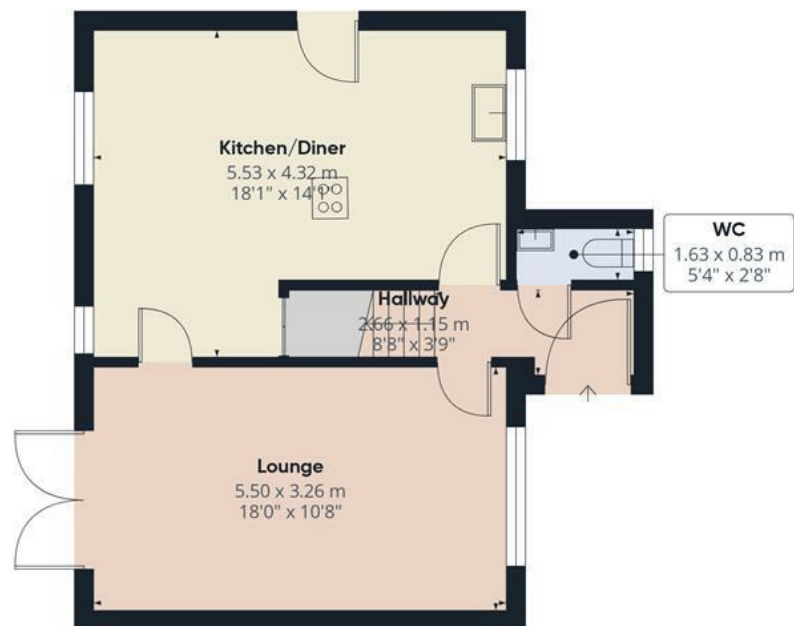
Front lawn, side drive for a number of vehicles and a single garage with up and over door and side personal door into the garden.

Landscaped rear garden with decked and block paved seating areas, lawn and flower beds.









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

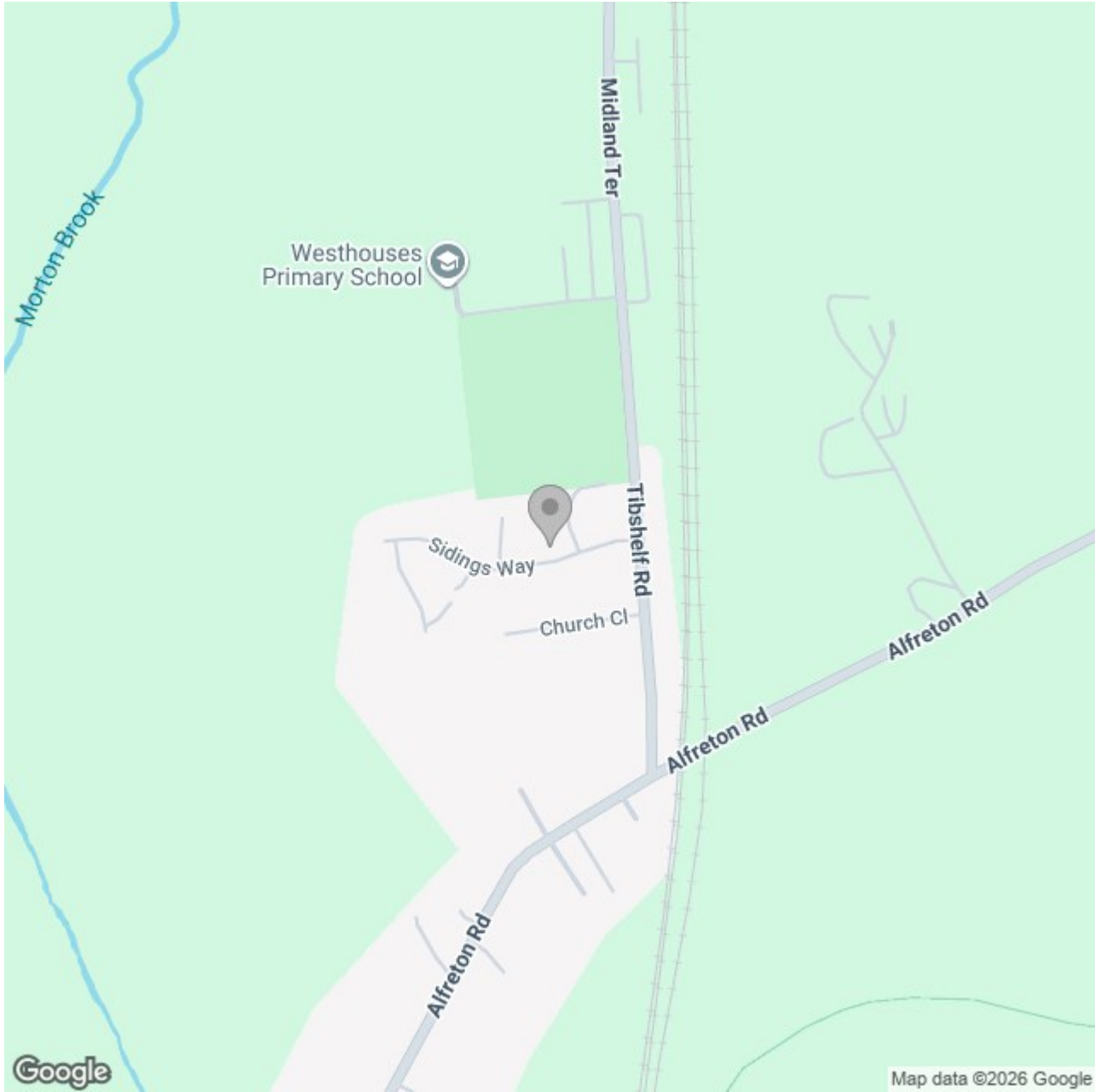
97.2 m²

1046 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.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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 	