





**** NO CHAIN **** Extended detached family home offering a porch and hall, lounge diner, fitted breakfast kitchen, utility room and a guest cloakroom. Three first floor bedrooms and a shower room. Drive, garage and a rear garden.



PORCH

Entrance door into the porch, radiator and a door to -

HALL

Stairs to the first floor, radiator, upvc double glazed window and open through to the lounge diner.

LOUNGE DINER

Upvc double glazed window to the front and a radiator.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven, gas hob, fridge freezer, dishwasher, radiator and upvc double glazed window.

UTILITY ROOM

Fitted work surfaces, washing machine, tumble dryer, freezer, upvc double glazed window and door to the garden and a storage cupboard.

CLOAKROOM

Low flush wc, wash hand basin and radiator.

FIRST FLOOR LANDING

Airing cupboard and a upvc double glazed window.

BEDROOM 1

Fitted wardrobes and cupboards, upvc double glazed window and a radiator. Loft access with loft ladder.

BEDROOM 2

Fitted wardrobes and cupboards, upvc double glazed window and a radiator.



BEDROOM 3

Upvc double glazed window and a radiator.

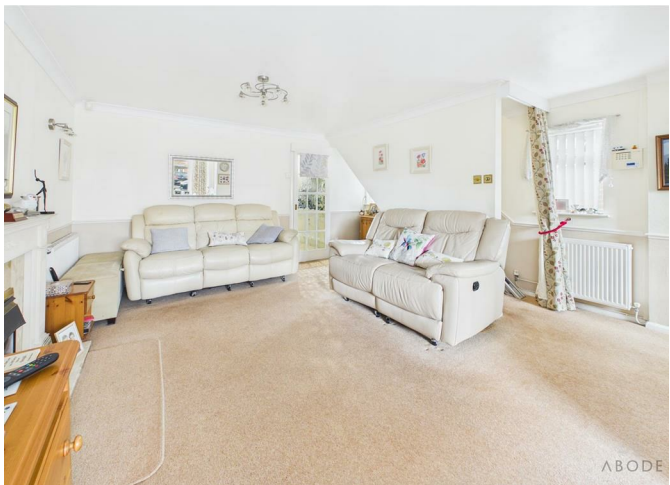
SHOWER ROOM

Walk-in shower, vanity sink with wash hand basin and drawers under, low flush wc, radiator and a upvc double glazed window.

OUTSIDE

The front of the property offers a good size drive and a garage to the side. The rear garden is paved with garden shed.



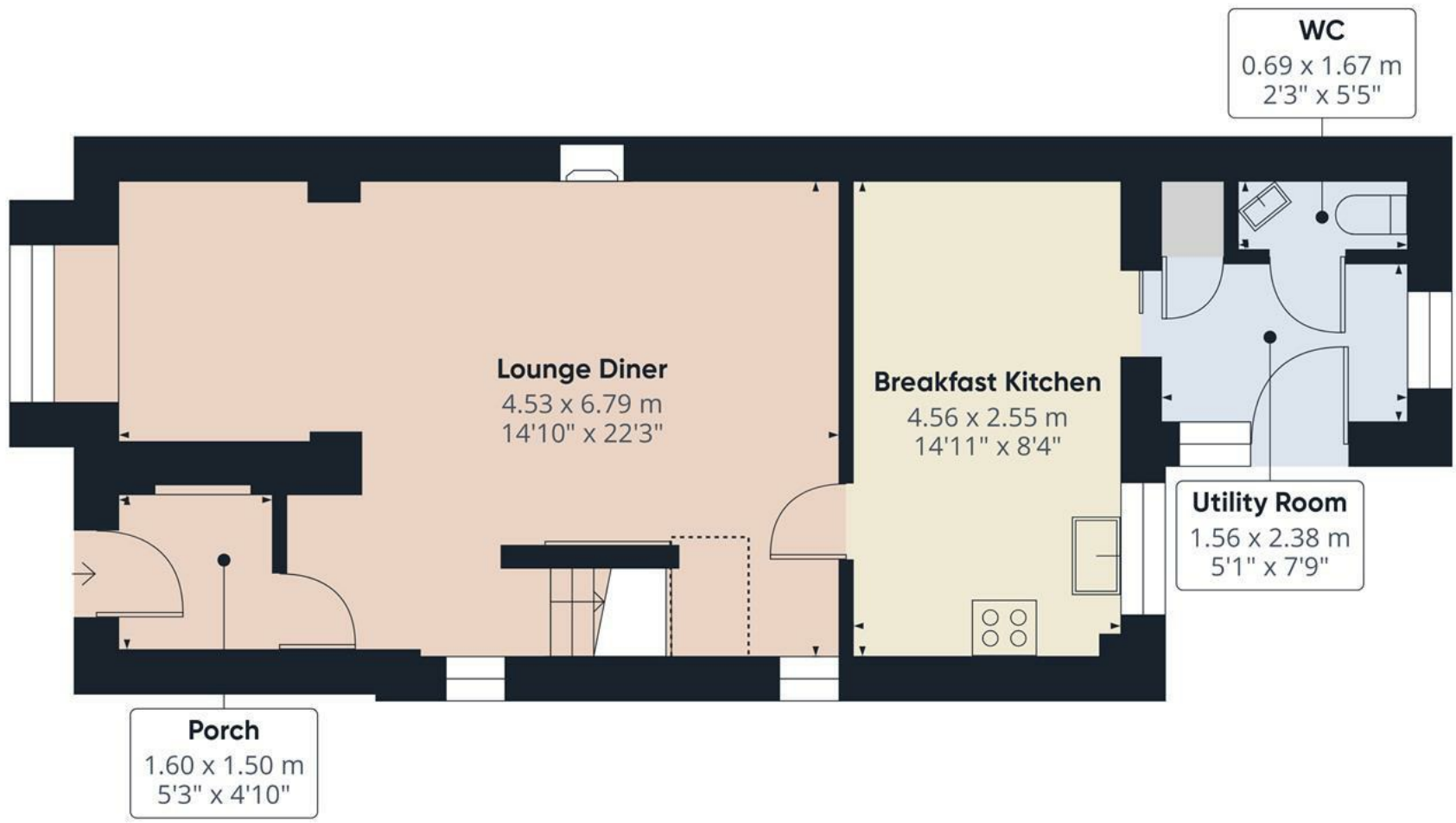












Approximate total area⁽¹⁾
47.5 m²
511 ft²

Reduced headroom
0.7 m²
8 ft²

(1) Excluding balconies and terraces

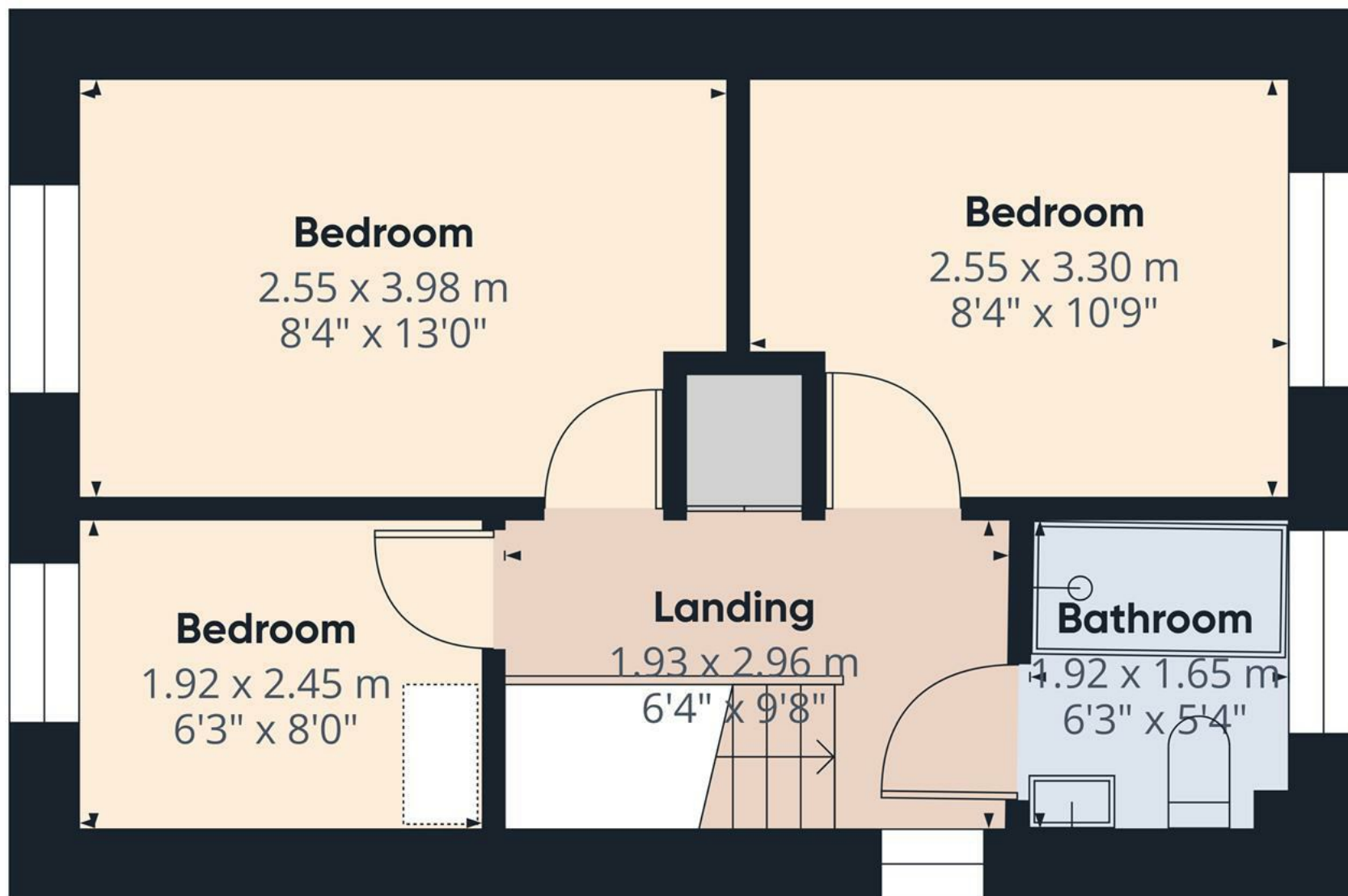
Reduced headroom
Below 1.5 m/5 ft

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 0



Approximate total area⁽¹⁾

29.8 m²

319 ft²

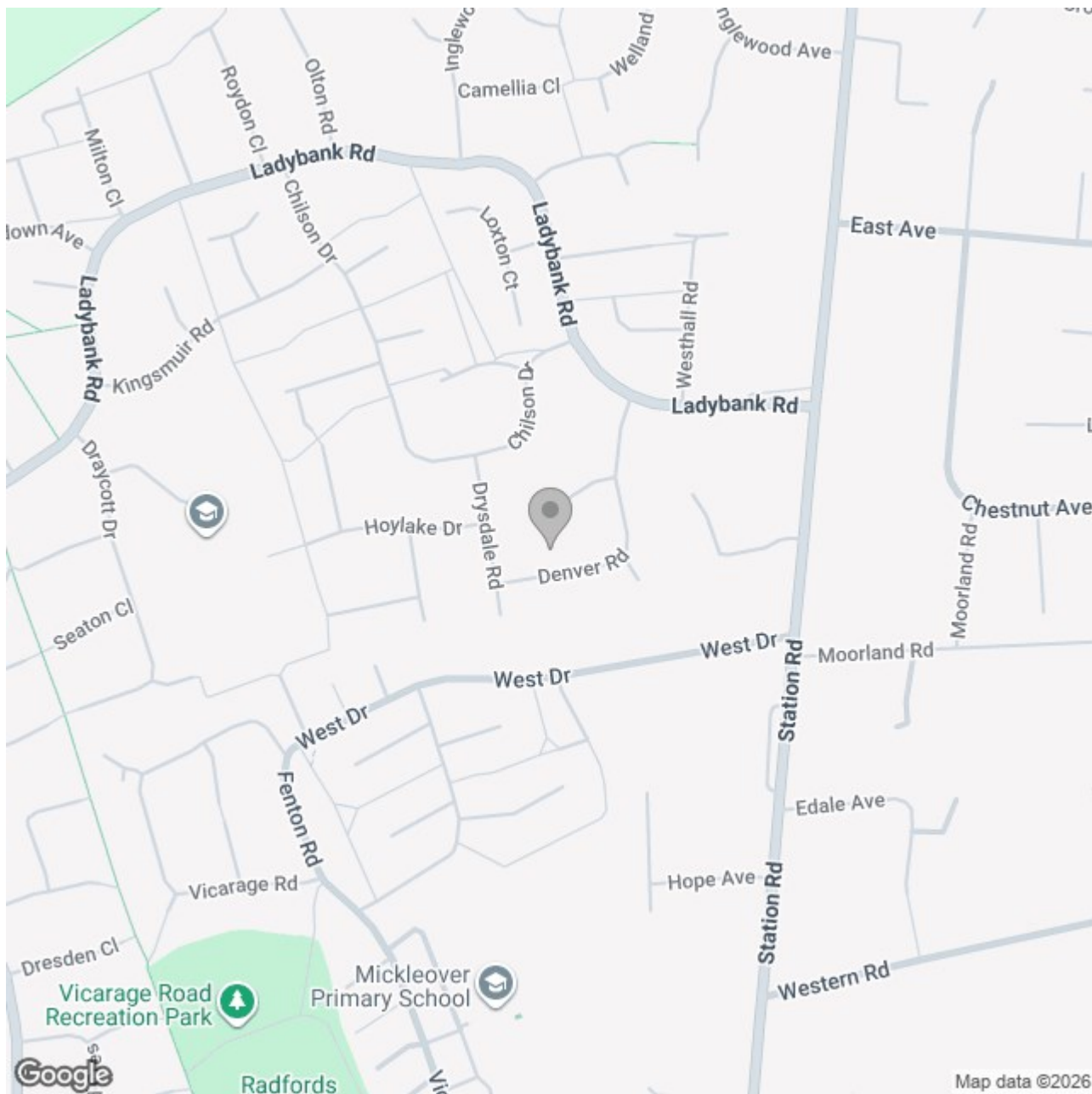
(1) Excluding balconies and terraces

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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		
(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 	