





\*\*\*\* MODERN OPEN PLAN PROPERTY  
\*\*\*\* GARDEN CABIN INCLUDED IN THE SALE \*\*\*\* Entrance hall area open through to the lounge, fitted dining kitchen with doors onto the garden.  
Three bedrooms, en suite and a bathroom to the first floor. Rear garden with artificial lawn and a cabin perfect for home working and a drive to the side with EV charging point.



## HALL

Entrance door into the open hall with stairs to the first floor.

## LOUNGE

Radiator and upvc double glazed window to the front, open through to the kitchen diner.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven, hob and extractor, plumbing for a washing machine and dishwasher and space for a fridge freezer. Radiator and bifold doors onto the garden.

## FIRST FLOOR LANDING

Upvc double glazed window to the side and doors to -

## BEDROOM 1

Upvc double glazed window and a radiator.

## EN SUITE

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

## BEDROOM 2

Upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.

## BATHROOM

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

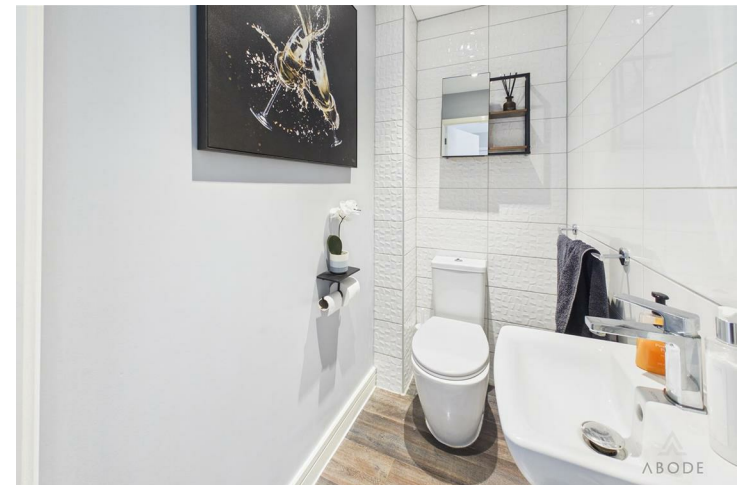


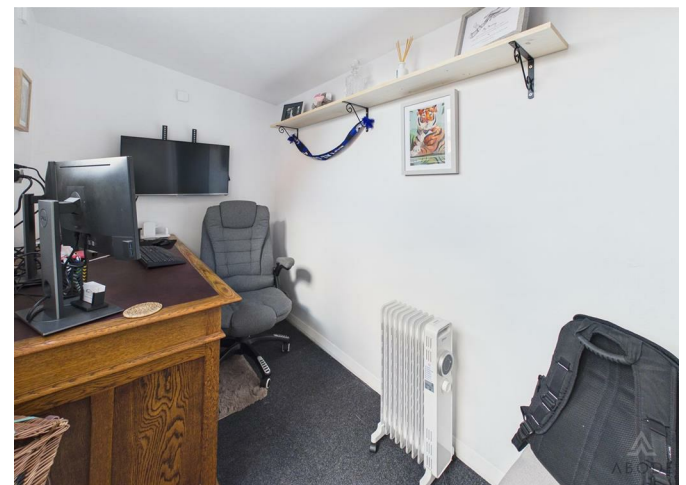
## CABIN

Outside cabin suitable for home working or a gym space. Power and lights.

## GARDEN

Landscaped rear garden with paved patio, artificial lawn and raised beds. Side gated access to the side long drive with EV charging point.







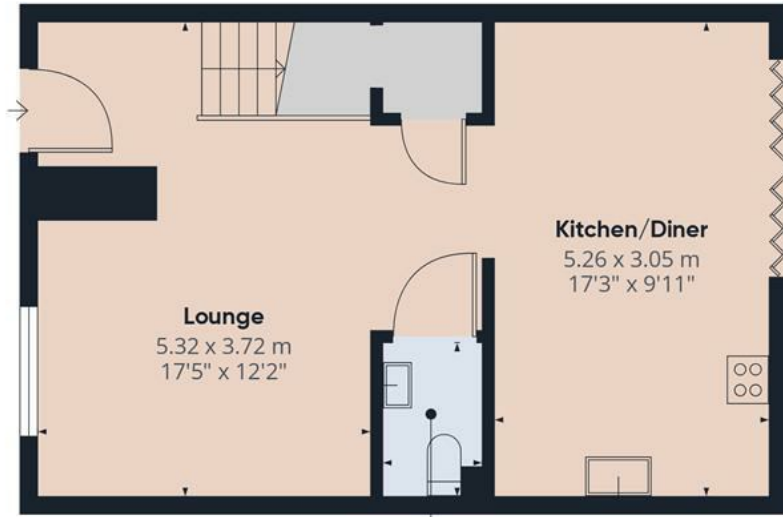




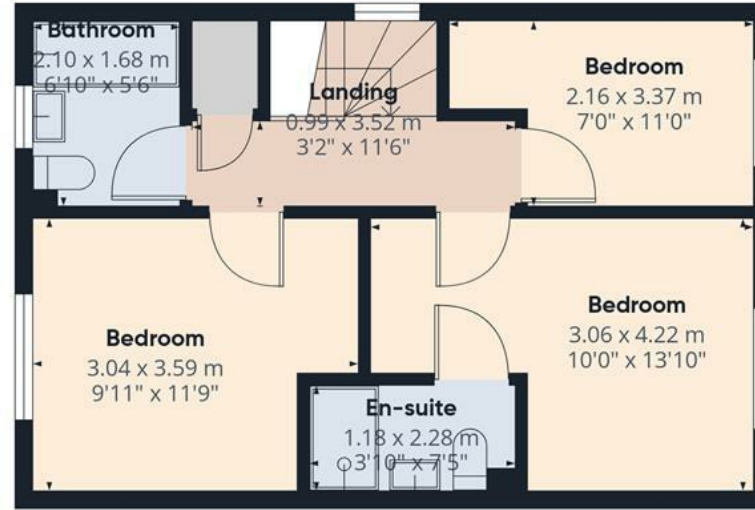




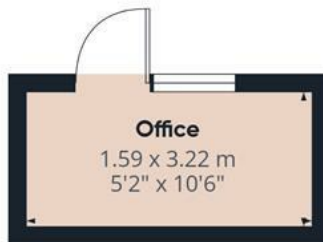




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

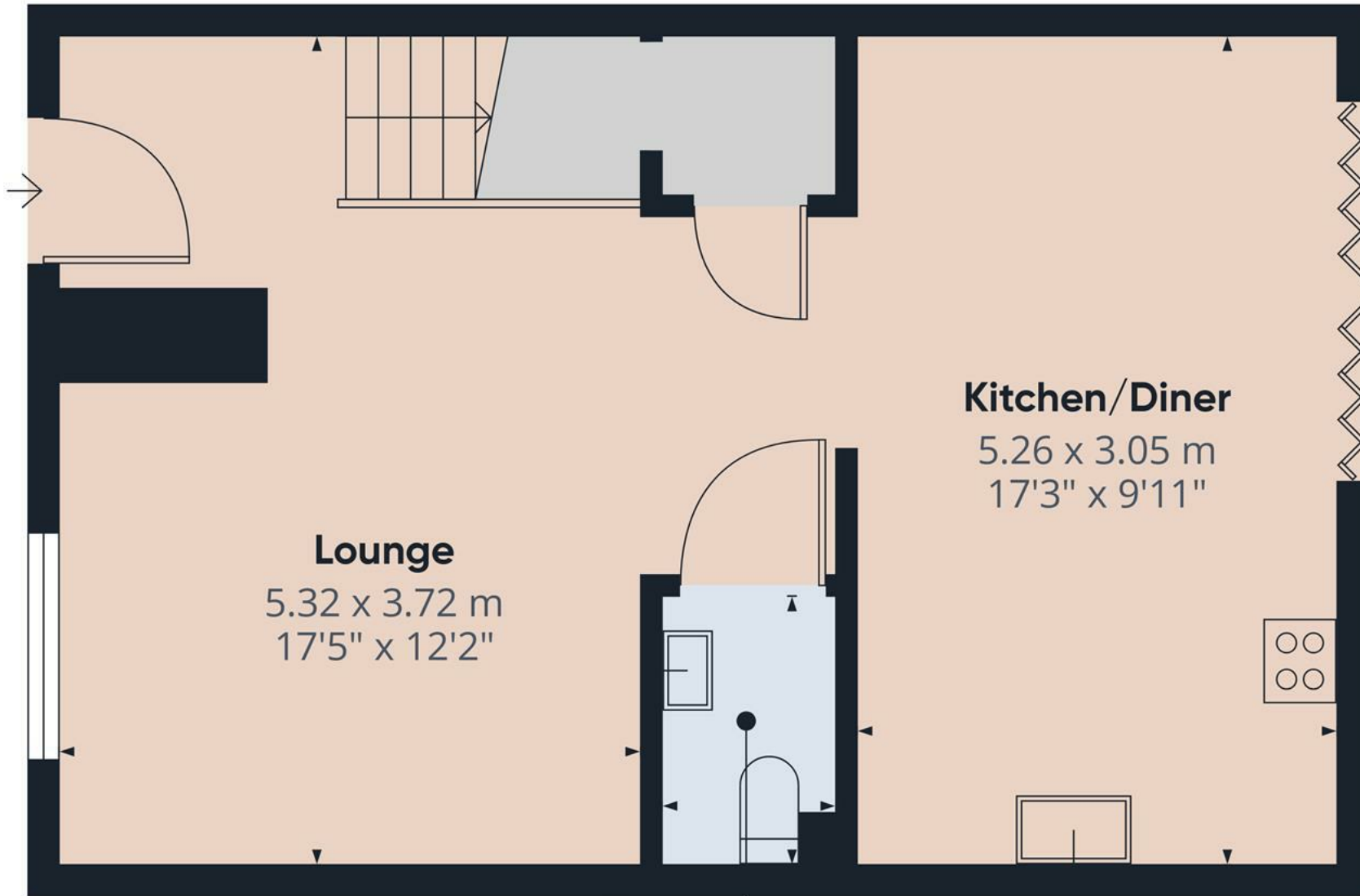
84.9 m<sup>2</sup>

914 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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Approximate total area<sup>(1)</sup>  
41.6 m<sup>2</sup>  
447 ft<sup>2</sup>

(1) Excluding balconies and terraces

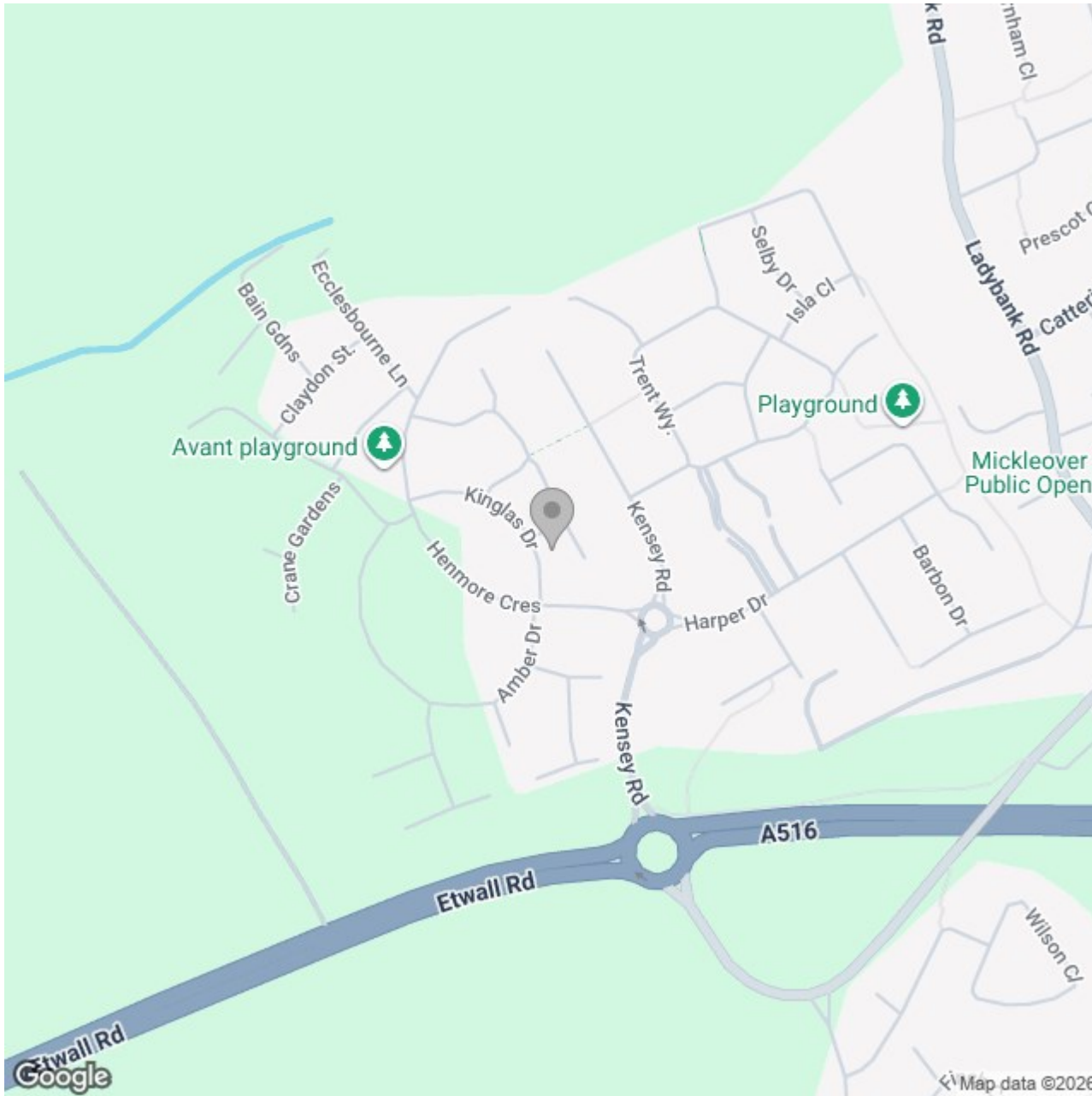
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**WC**  
1.69 x 1.07 m  
5'6" x 3'6"

Floor 0 Building 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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	