





\*\*\*\* IMPRESSIVE AND FULLY  
MODERNISED PROPERTY WITH A LARGE  
SOUTH FACING LANDSCAPED GARDEN  
\*\*\*\* THREE BEDROOMS, BATHROOM &  
EN SUITE \*\*\*\* Period property in a  
unique position offering a lounge and  
family room, open plan living and  
dining kitchen, three bedrooms,  
bathroom and an en suite shower  
room. Parking and an enclosed garden  
offering a covered and open seating  
areas, sheds and workshops and a good  
size lawn. INTERNAL VIEWING HIGHLY  
RECOMMENDED.



## OPEN PORCH

Storm porch with entrance door into the lounge.

## LOUNGE

Upvc double glazed window to the front, radiator half panelled walls and a door to the inner hall.

## INNER HALL

Stairs to the first floor, radiator, under stairs storage cupboard and a door to the family room.

## FAMILY ROOM

Radiator, fireplace and open through to -

## LIVING & DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces, matching island with breakfast bar. Sink and drainer unit, fitted electric oven and hob with extractor, integrated fridge, freezer and dishwasher. Feature sky lantern window, radiator and a upvc double glazed window and door to the garden.

## FIRST FLOOR LANDING

Airing cupboard, stairs to the second floor and doors to -

## BEDROOM

Upvc double glazed window to the front and a radiator.

## BEDROOM

Upvc double glazed window to the rear and a radiator.

## BATHROOM

P shape panel enclosed bath with a shower and shower screen, low flush wc, wash handbasin, radiator and upvc double glazed window.



## SECOND FLOOR

### MASTER BEDROOM

Upvc double glazed window to the front, radiator and door to the en suite.

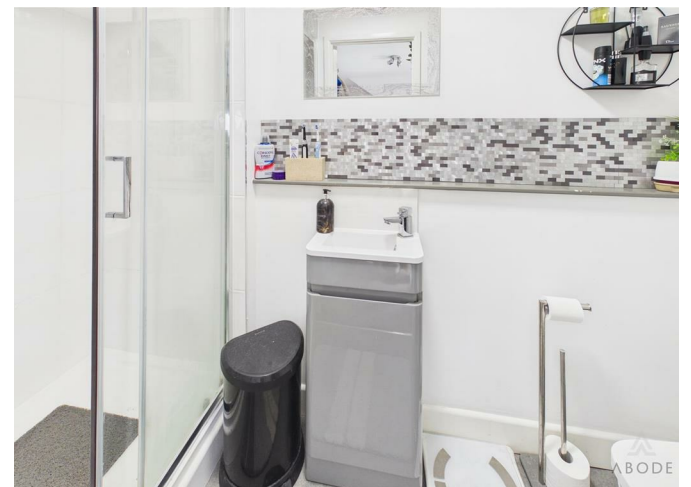
### EN SUITE

Enclosed shower, low flush wc, vanity sink unit with wash hand basin and storage under, radiator.

### OUTSIDE

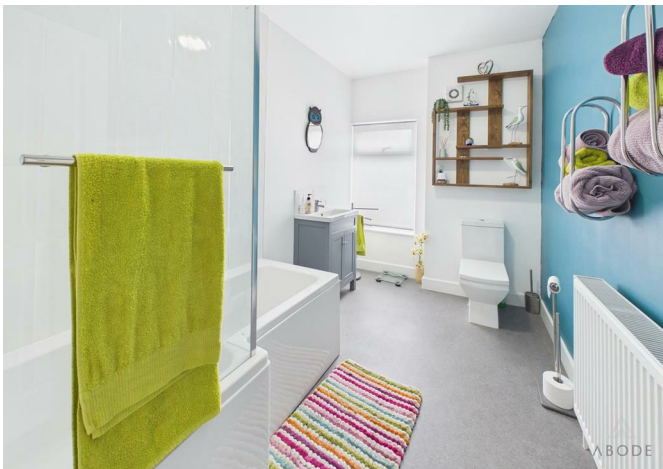
To the front of the property there is parking in front of the







property and a lawn. Gated access to the enclosed rear garden offering a covered seating area, further paved patio area. Extensive lawn.















Floor 0



Floor 1



Floor 2



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

107.8 m<sup>2</sup>

1159 ft<sup>2</sup>

**Reduced headroom**

2.1 m<sup>2</sup>

23 ft<sup>2</sup>

(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.

**GIRAFFE360**





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	