







\*\*\*\* SOUTHERLY FACING \*\*\*\*

IMMACULATE DOUBLE FRONTED  
DETACHED PROPERTY \*\*\*\* EXCLUSIVE  
CUL DE SAC OF BESPOKE PROPERTIES  
\*\*\*\* Beautiful presented throughout  
offering a hall and guest cloakroom,  
lounge with a feature log burner. High  
specification fitted dining kitchen with  
doors onto the garden and a utility  
room. Three first floor bedrooms, master  
with an en suite and a family bathroom.  
Landscaped private rear garden, carport  
with EV charging point and parking.  
INTERNAL VIEWING HIGHLY  
RECOMMENDED.





## HALL

Entrance door into hall with stairs to the first floor and doors to -

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Feature log burner, radiator, upvc double glazed window to the front and double doors onto the garden.

## KITCHEN

Fitted wall mounted, base and drawer units and breakfast bar, sink and drainer unit. Fitted double oven and hob with extractor, integrated dishwasher, radiator and upvc double glazed double doors onto the garden.

## UTILITY ROOM

Matching fitted units and work surfaces, plumbing and space for a washing machine and space for a tumble dryer, radiator and door to the garden.

## FIRST FLOOR LANDING

Upvc double glazed window and doors to -

## BEDROOM 1

Upvc double glazed window and radiator.

## EN SUITE

Walk in shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.



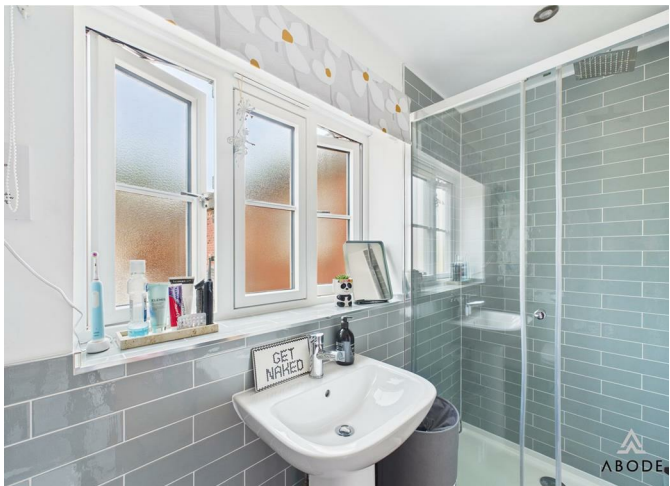
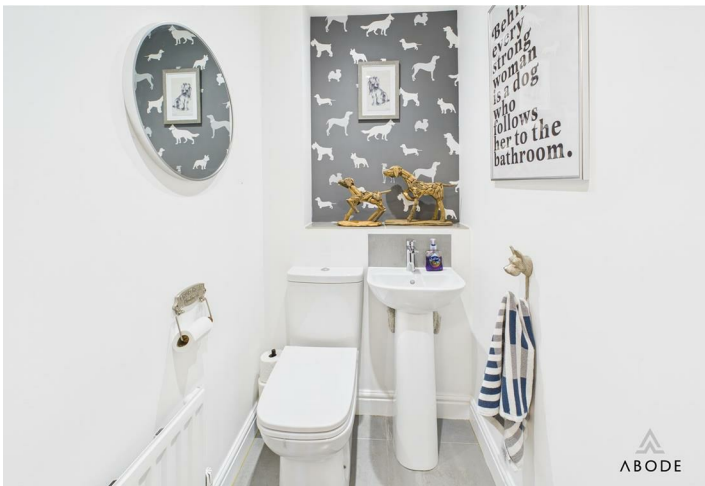
## BATHROOM

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

## OUTSIDE

Enclosed garden offering paved seating areas, artificial lawn and side gated access. Allocated carport and parking for 2 cars.













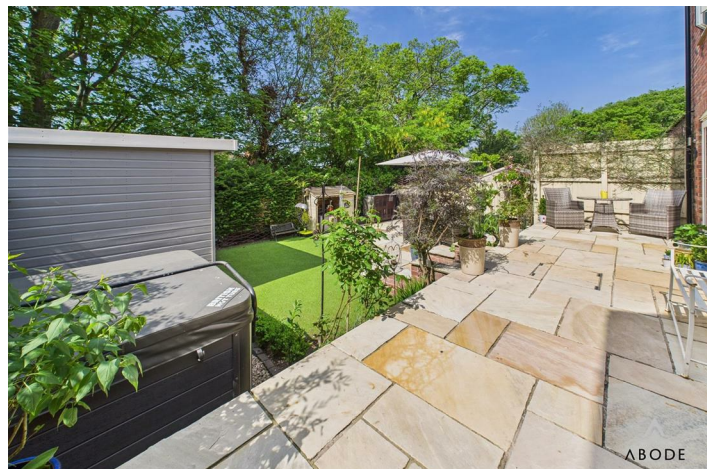
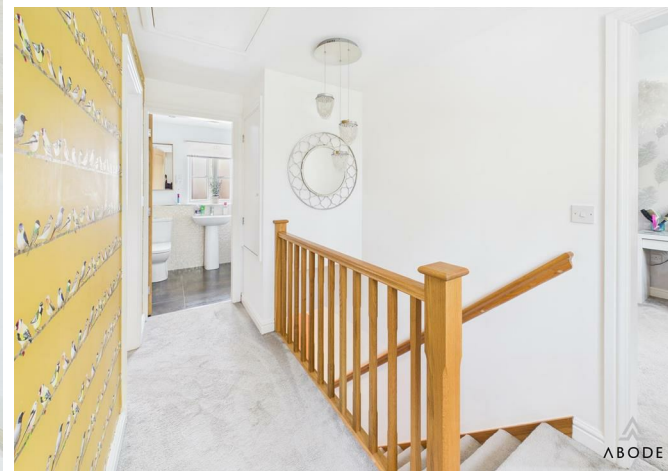




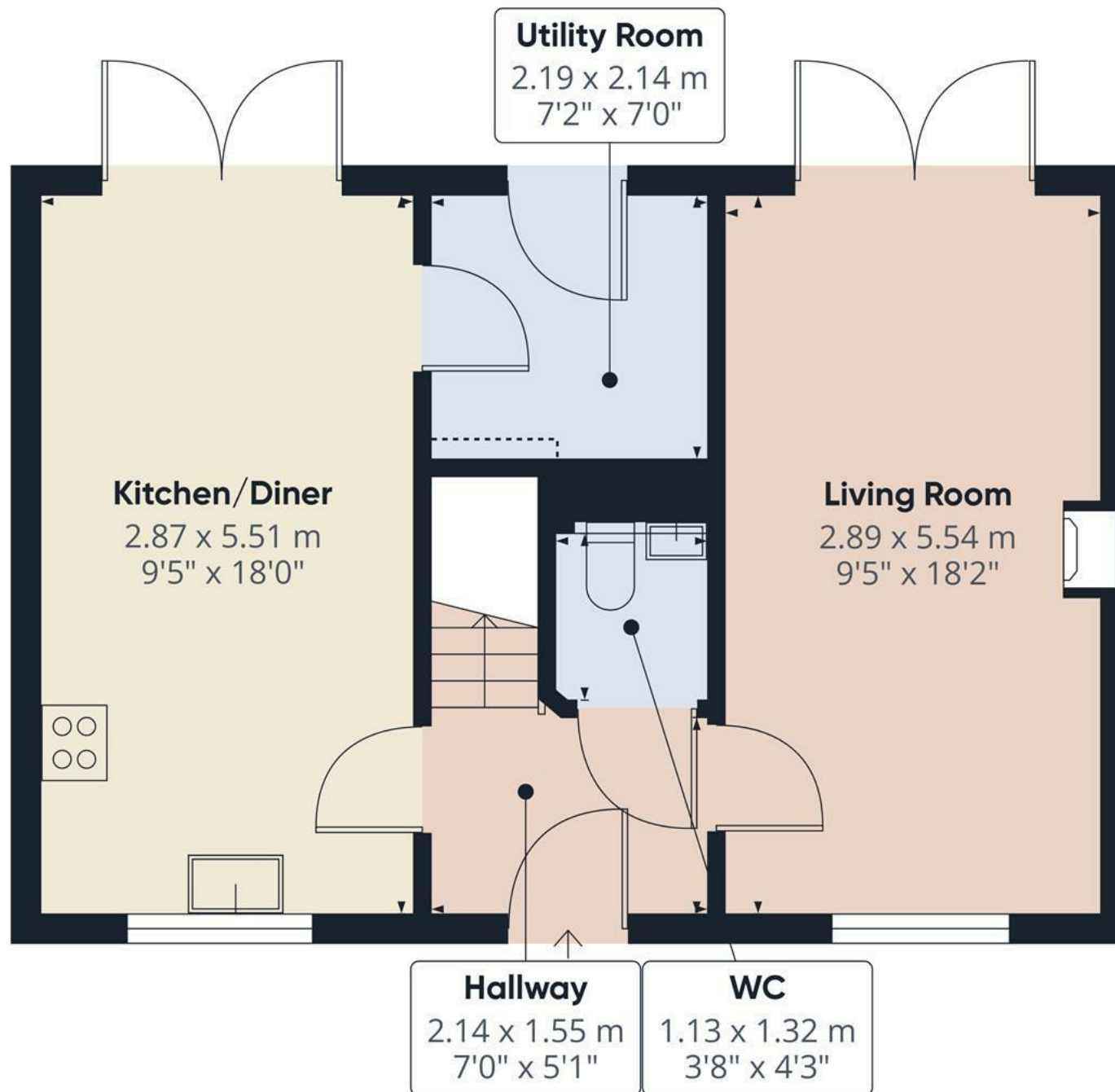












Floor 0



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

43.7 m<sup>2</sup>

471 ft<sup>2</sup>

**Reduced headroom**

0.2 m<sup>2</sup>

2 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

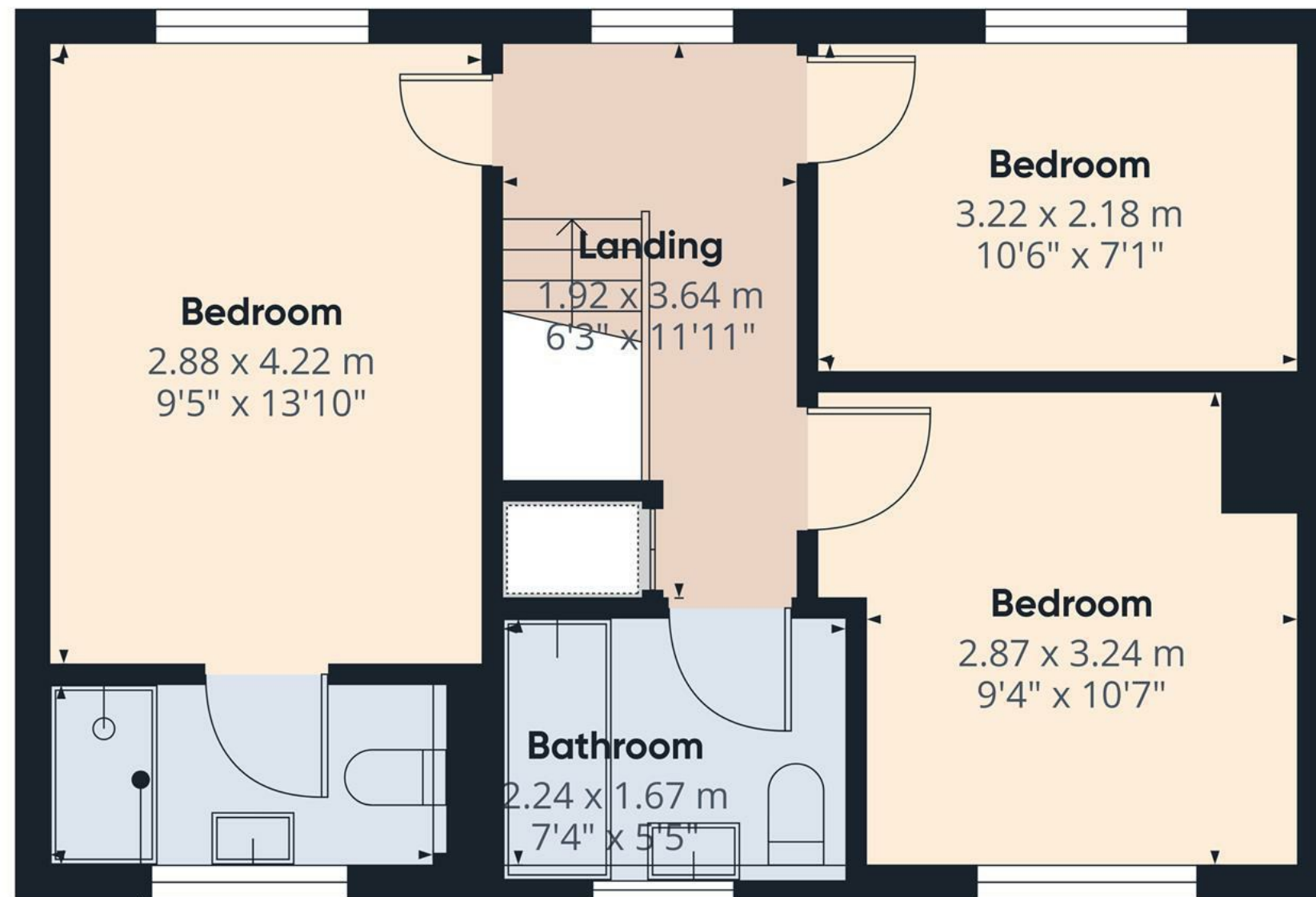
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





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

39.9 m<sup>2</sup>  
428 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 1





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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