





\*\*\*\* IMMACULATE DOUBLE FRONTED SEMI DETACHED PROPERTY \*\*\*\* This is a beautifully presented modern home offering a hall and guest cloakroom, lounge with doors onto the garden, fitted dining kitchen with some fitted appliances. Three first floor bedrooms, en suite shower room and a bathroom. Double width drive and an enclosed garden. Internal viewing is highly recommended.



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## LOUNGE

Two radiators, upvc double glazed window, and double doors onto the garden.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and gas hob with extractor hood, plumbing and a space for a washing machine, space for a fridge freezer, radiator and two upvc double glazed windows.

## FIRST FLOOR LANDING

Airing cupboard and doors to -

## BEDROOM 1

Upvc double glazed window, wardrobes and a radiator.

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and a upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and a radiator.



## BEDROOM 3

Upvc double glazed window and a radiator.

## BATHROOM

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

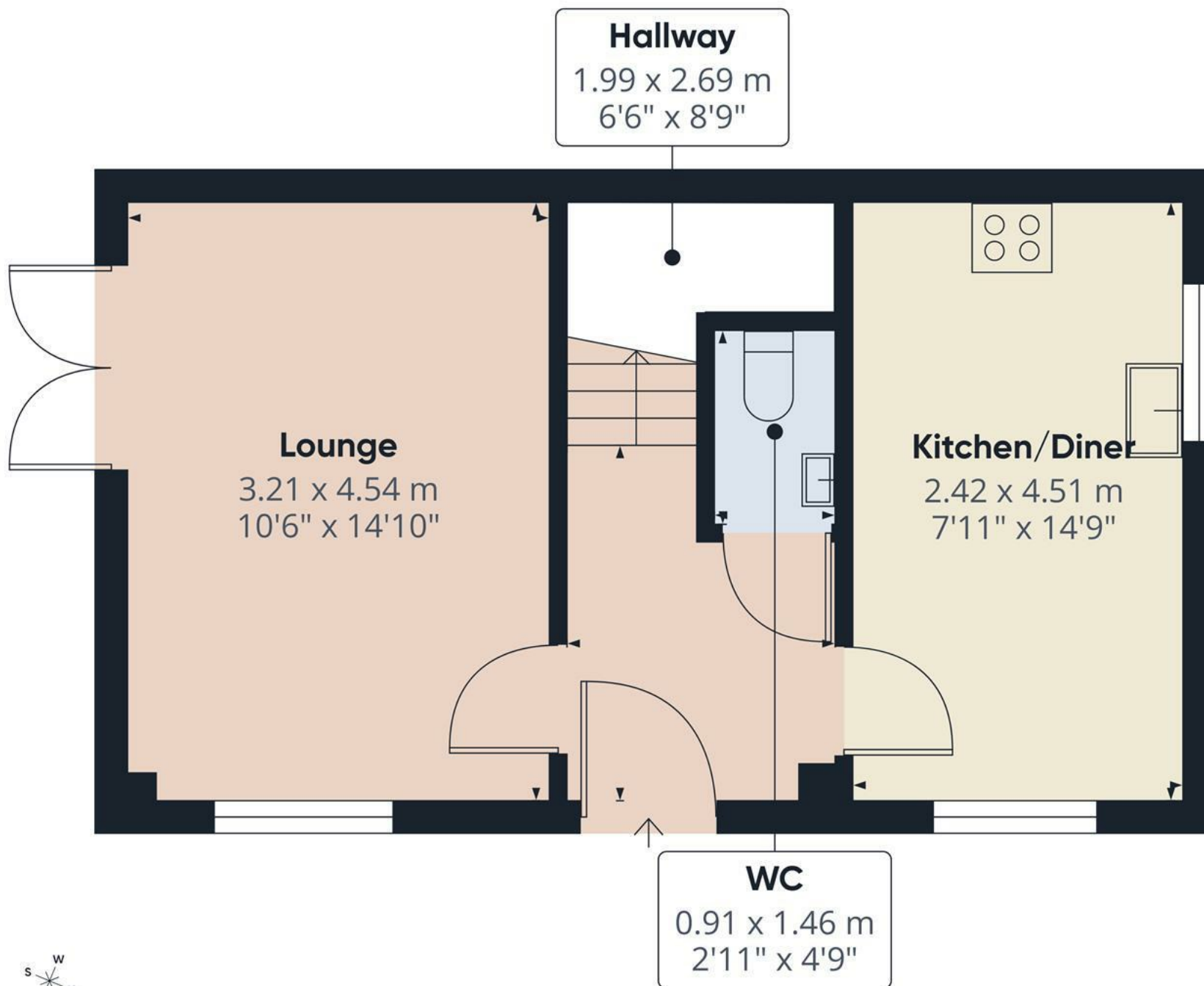
## OUTSIDE

Front lawn and a stone area offering addition parking next to the double width drive. Gated access into the enclosed rear offering a lawn, paved patio and a garden shed.









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

34.9 m<sup>2</sup>

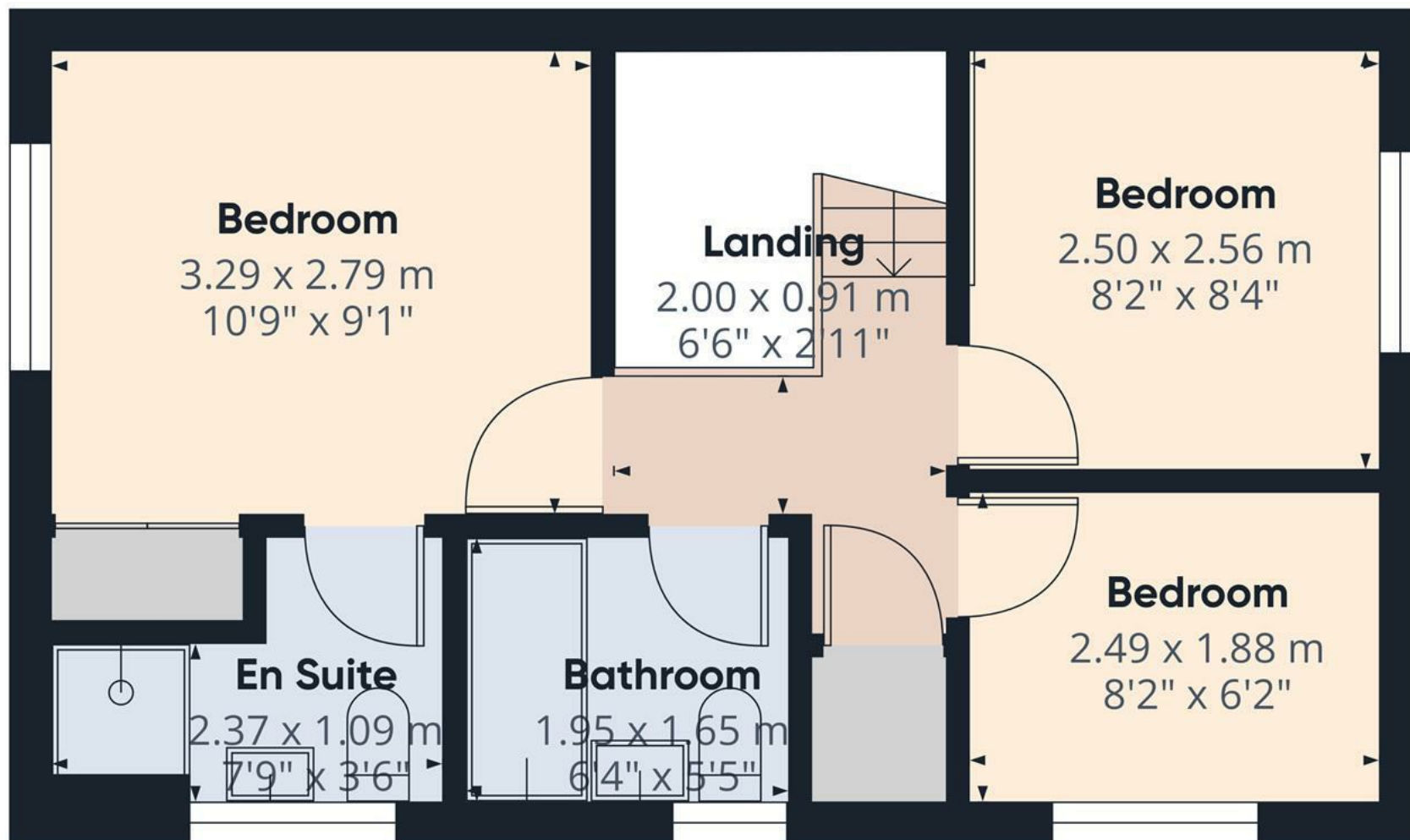
375 ft<sup>2</sup>

(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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Floor 0



Approximate total area<sup>(1)</sup>  
31.1 m<sup>2</sup>  
335 ft<sup>2</sup>

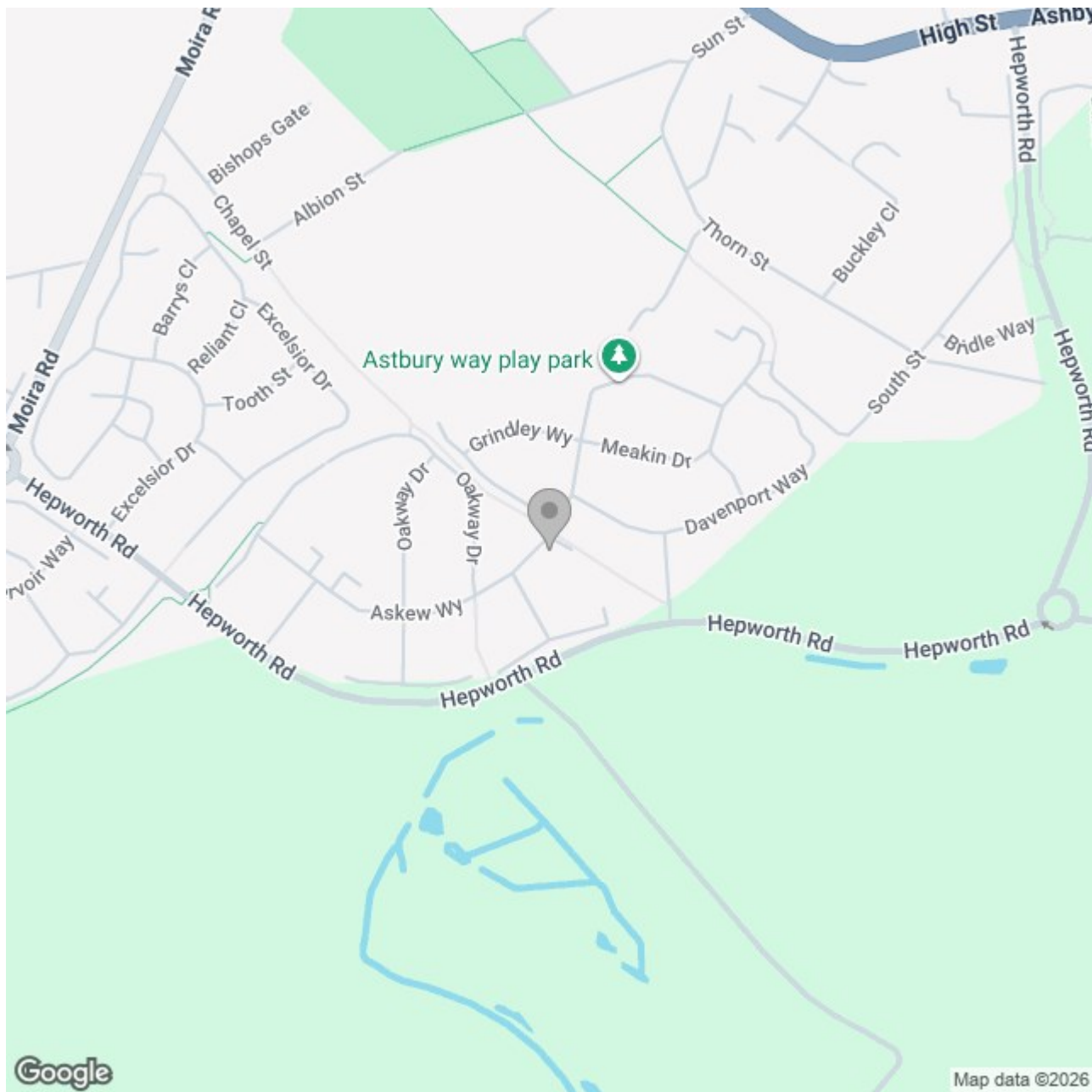
(1) Excluding balconies and terraces

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Floor 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>83</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 