





\*\*\*\* PERFECT MODERN HOME  
IN A POPULAR POSITION \*\*\*\*  
GOOD SIZE GARDEN WITH  
DECKED PATIO \*\*\*\* This is a  
great opportunity to purchase a  
three bedroom semi detached  
home on the new development  
in Hilton. In brief the property  
offers a hall with guest  
cloakroom, lounge and a  
kitchen diner with double doors  
onto the garden. Three first  
floor bedrooms, master with an  
en suite shower room and a  
family bathroom. Side drive for  
2 cars and a private and  
enclosed rear garden.

INTERNAL VIEWING IS HIGHLY  
RECOMMENDED.



## HALL

Entrance door into the hallway, radiator, stairs to the first floor and door to the cloakroom.

## CLOAKROOM

Low flush WC, wash hand basin, radiator, and UPVC double glazed window.

## LOUNGE

UPVC double glazed window to the front, radiator and door into the kitchen diner.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor hood, UPVC double glazed window and doors onto the garden and a radiator. Integrated fridge freezer, dishwasher and washing machine.

## FIRST FLOOR LANDING

Loft access and doors too -

## BEDROOM 1

Built in wardrobe, UPVC double glazed window, radiator and door to ensuite.

## EN SUITE

Enclosed shower, wash hand basin, low flush WC, radiator, and UPVC double glazed window.

## BEDROOM 2

UPVC double glazed window and radiator.



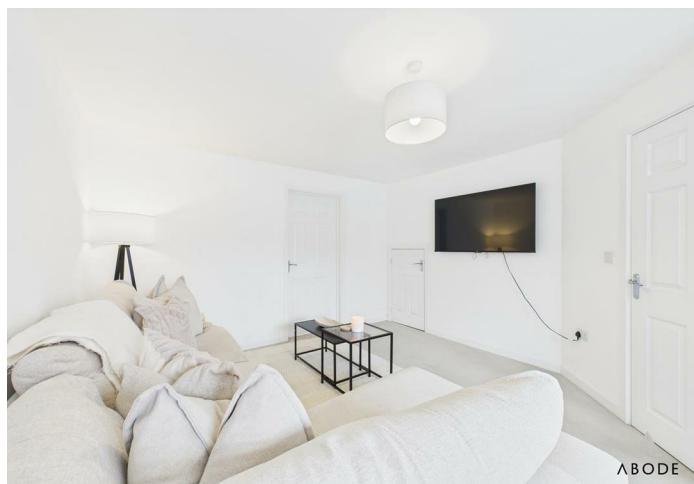
ABODE

## BEDROOM 3

UPVC double glazed window and radiator.



ABODE





## BATHROOM

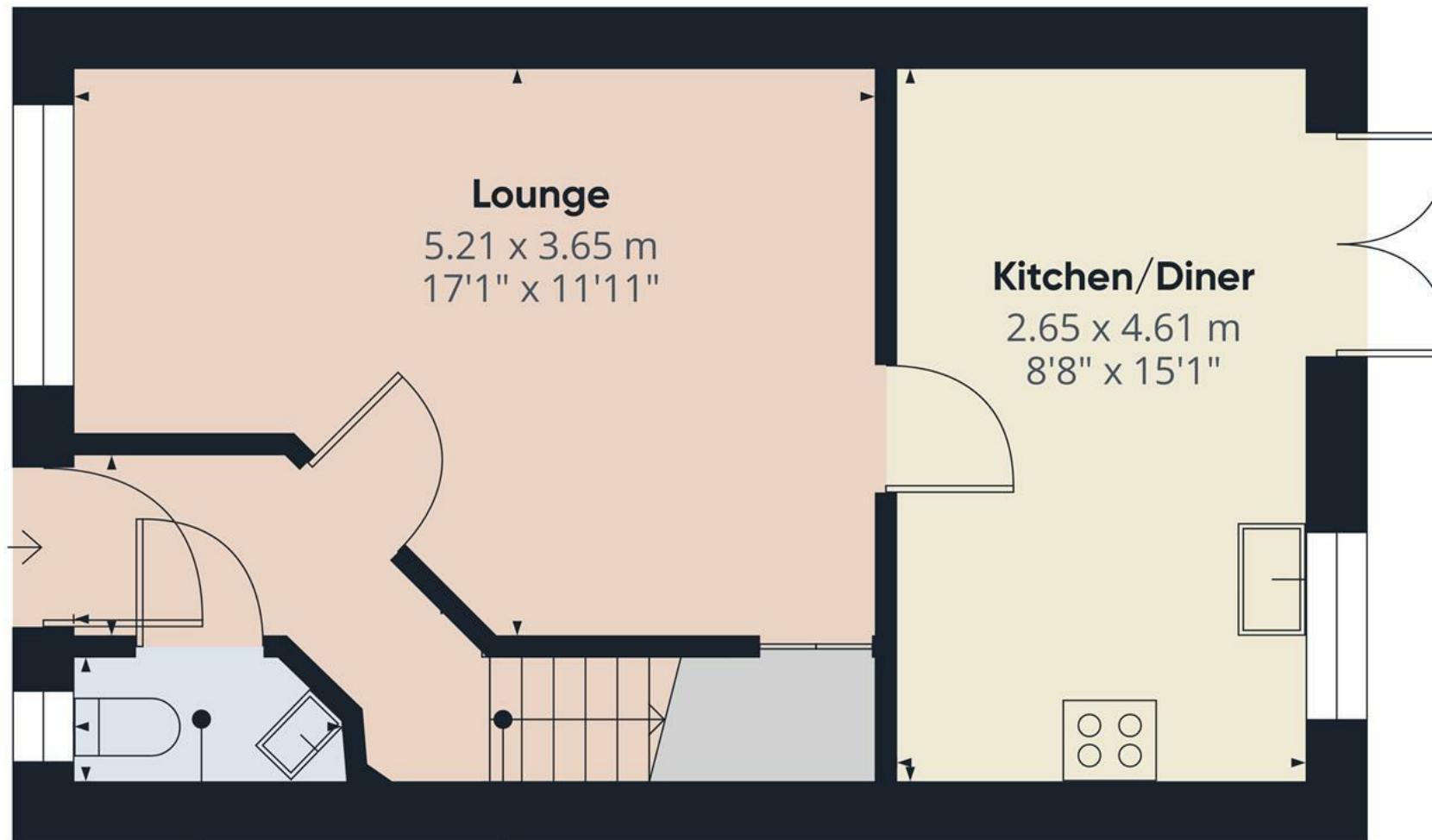
Panel enclose bath, low flush WC, wash hand basin, radiator, and UPVC double glazed window.

## OUTSIDE

Side drive for two cars, gated access to the private and enclosed rear garden offering paved and decked seating areas and lawn.



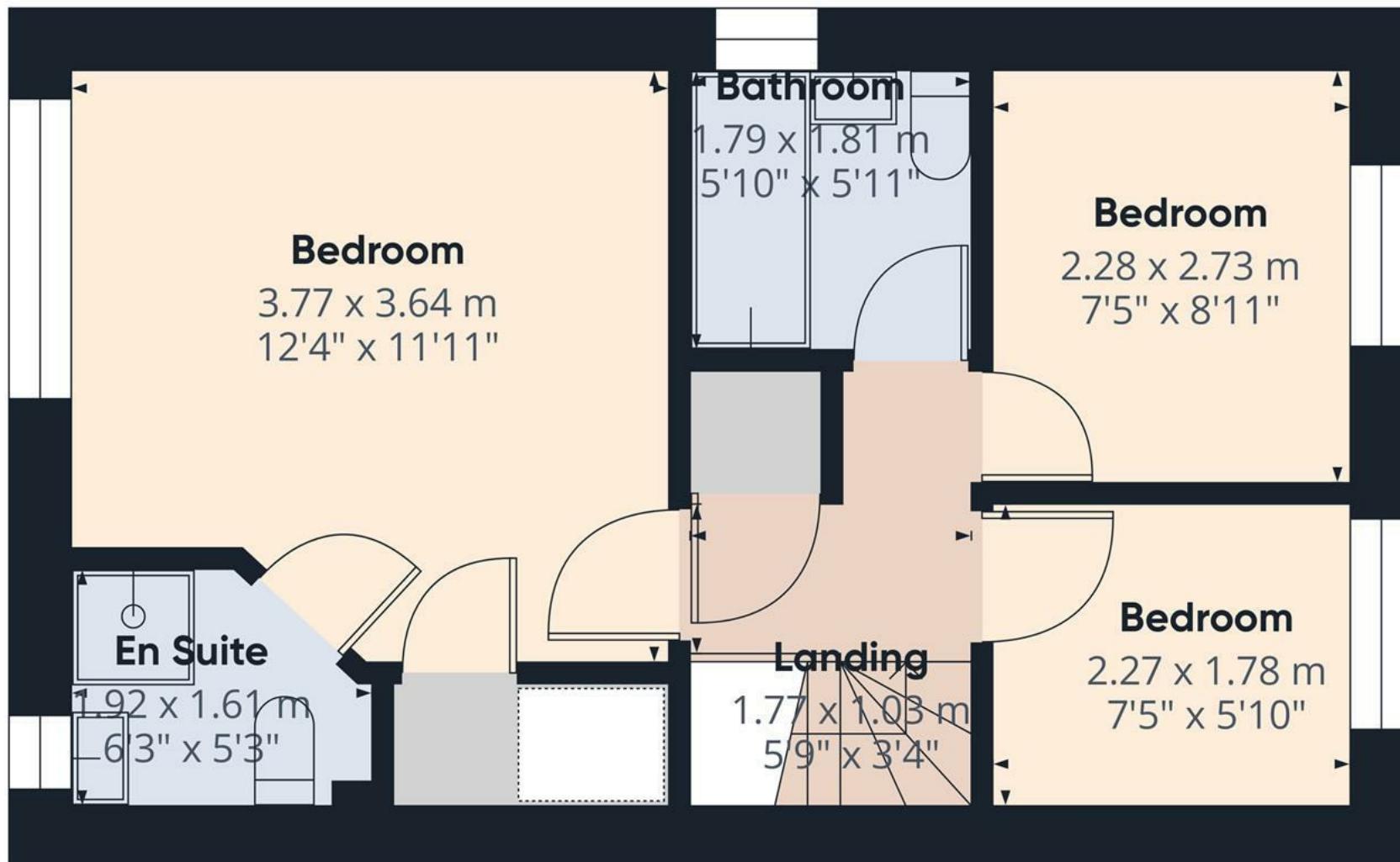




(1) Excluding balconies and terraces

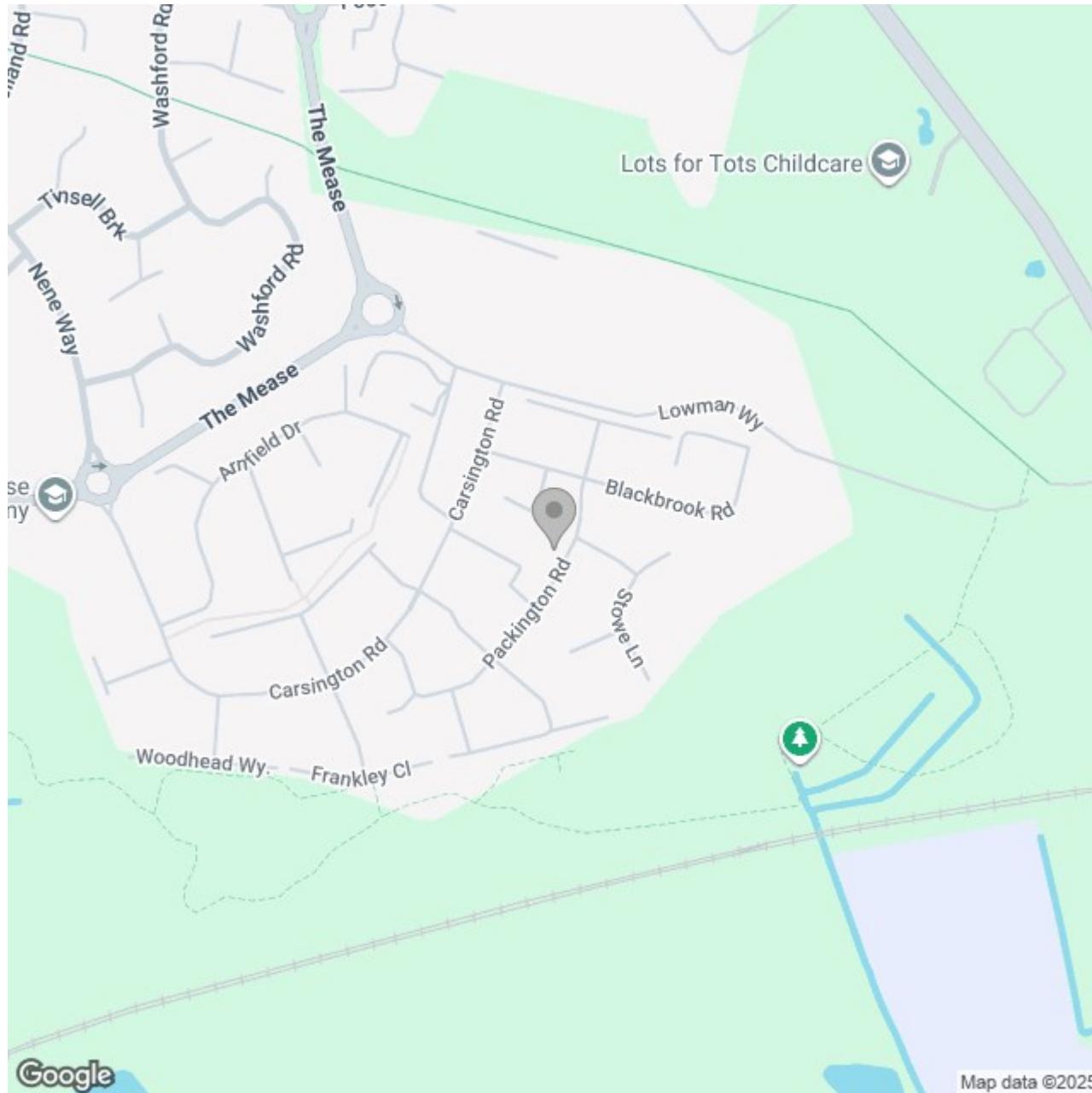
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	