





A deceptively spacious two-bedroom barn conversion, positioned within a tucked-away setting on Chestnut Drive.

The property offers well-balanced accommodation throughout and is conveniently located for access to local amenities, schools and transport links.

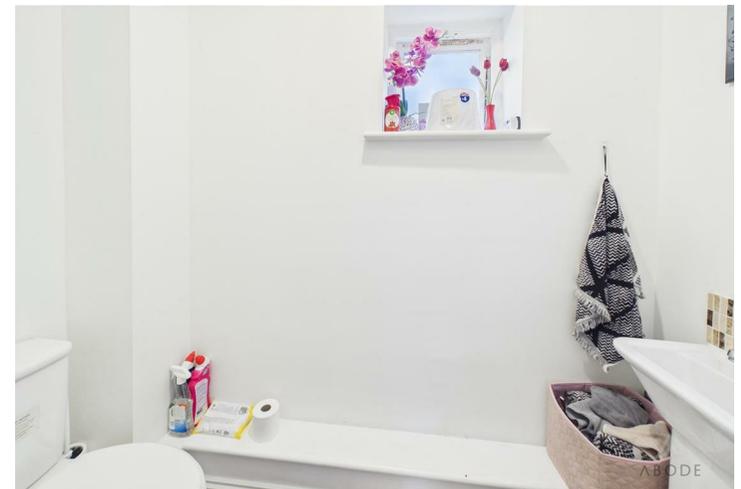


## Accommodation

Internally, the accommodation comprises an entrance hallway with access to a guest WC, leading through to a well-proportioned living space. The sitting room is positioned to the rear with French doors opening onto the garden and flows through to a separate dining area, also benefitting from French doors. The kitchen is fitted with a range of wall and base units, incorporating integrated appliances and space for additional white goods.

To the first floor, the property offers two double bedrooms, with the principal bedroom benefitting from an en-suite shower room. A separate bathroom serves the remaining accommodation.

Externally, the property enjoys a low-maintenance rear garden, being mainly laid to lawn with a paved seating area, and access to allocated parking within the courtyard.







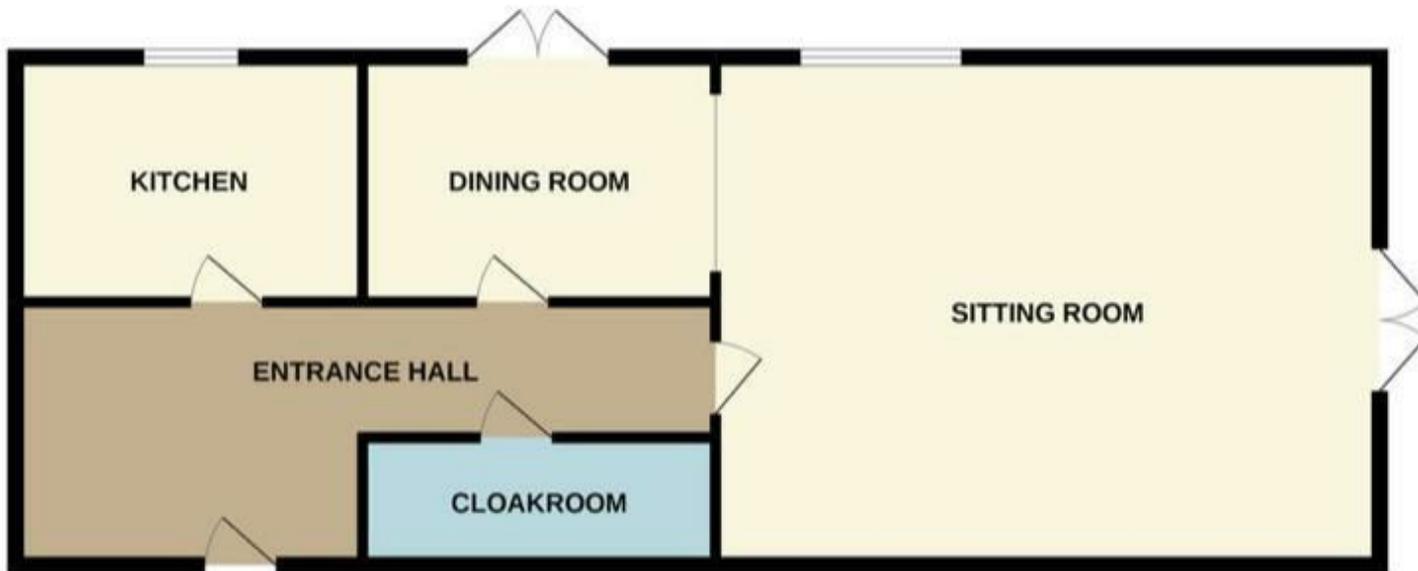


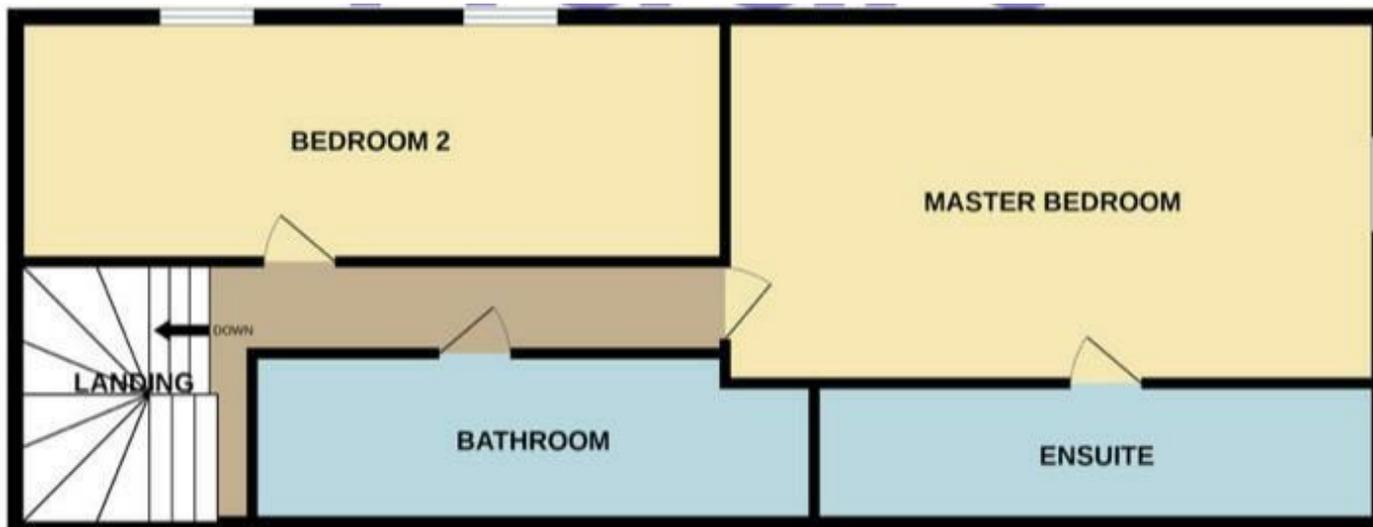


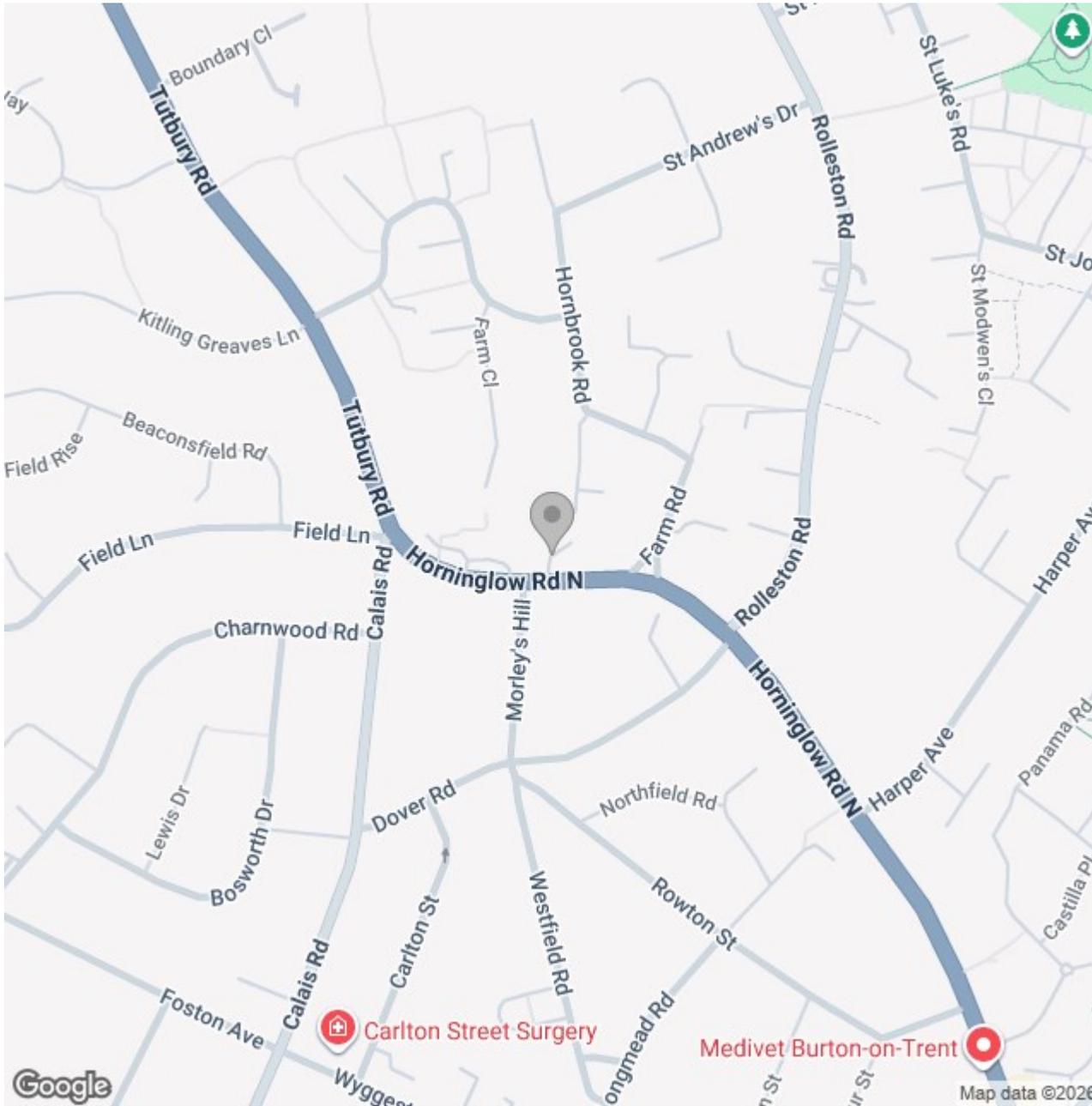












## Energy Efficiency Rating

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