





**** EXTENDED THREE BEDROOM SEMI-DETACHED ** DOUBLE GARAGE ** LARGE KITCHEN ****

An extended semi detached home within a cul de sac location, featuring gas central heating and UPVC double glazing throughout. The property has been subject to front and rear extensions to create a fantastic amount of living space, and has the added benefit of an attached double garage. Outside is a spacious driveway and lawn gardens to rear.



ACCOMMODATION

Porch

With a double glazed front entrance door and double glazed windows.

Kitchen diner

With two central heating radiators, double glazed window to the side elevation, a selection of matching wall and base units having a roll edge laminate preparation work surface, four ring gas hob with electric oven below, space for dishwasher and fridge freezer, sink with mixer tap and drainer, double glazed sliding door leading out into the patio, stairs rising to the first floor and a door leading to the living room.

Living Room

With central heating radiator, fire place with electric fire, storage cupboard and a double glazed window to the front elevation.

Shower Room

With a three piece suite comprising: low level wc, wash hand basin with individual hot and cold taps, shower cubicle with glass door and electric shower over, heated ladder towel rail and a double glazed window to the rear elevation.

First Floor Landing

With a double glazed window to the side elevation, built in cupboard, loft hatch and doors leading off to:

Master bedroom

With central heating radiator, double glazed window to the rear elevation and a built in wardrobe.

Bedroom Two

With central heating radiator and a double glazed window to the front elevation.

bedroom three

With central heating radiator and a double glazed window to the front elevation.

Family Bathroom

With a three piece suite comprising: "p" shaped bath with individual hot and cold taps and a gravity shower over, low level wc, wash hand basin with mixer tap and vanity unit below, fitted storage cupboard, central heating radiator and a double glazed window to the rear elevation.



EXTERNALS

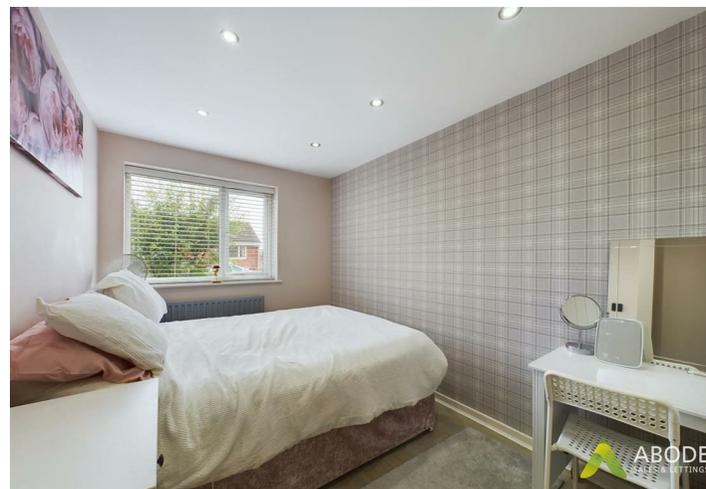
The frontage features a large block paved driveway, providing ample off-road parking space leading up to the attached double garage. There is a further gravelled area with boundary brick wall.

To the rear of the property is a paved patio area leading to a garden which is mainly laid to lawn with a concrete paved base, perfect for greenhouse and/or garden shed. Boundary mature trees and blossom tree maintain a good degree of privacy to the plot. To the rear are side timber fence panels with concrete posts maintaining the boundary. A side entry door leads to the attached double garage.

DOUBLE GARAGE

With double up and over door to front elevation, UPVC double glazed window to the side elevation.









Floor 0 Building 1



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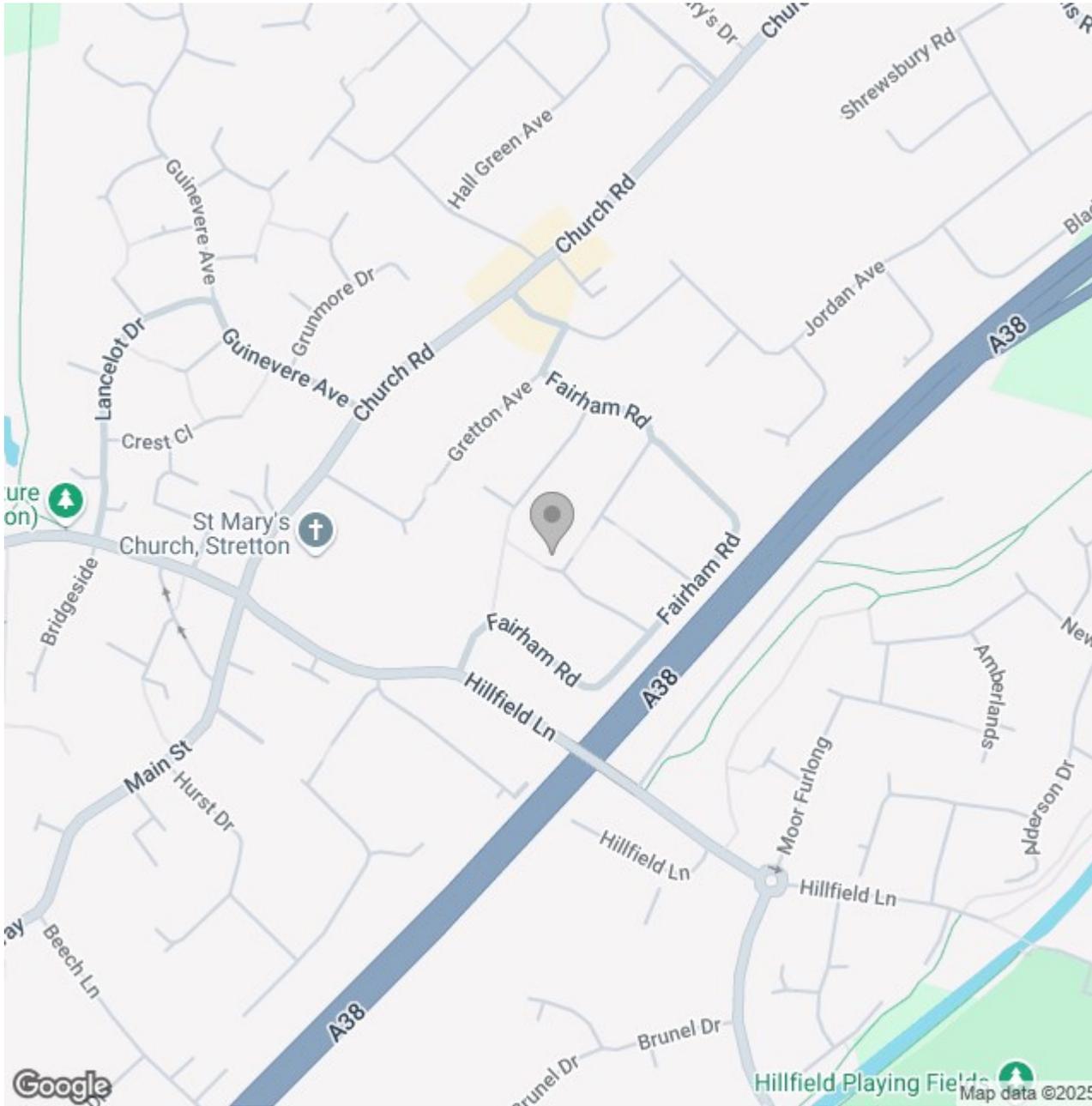
Floor 0 Building 2

Approximate total area⁽¹⁾
109.29 m²
1176.39 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	71	
(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	