





Situated in the popular rudimental Davison Homes development off Reservoir Road stands this immaculately presented four bedroom detached family home. In brief the gas centrally heated and double glazed accommodation comprises of entrance hallway, lounge, open plan kitchen diner with fitted appliances, utility room and cloakroom. To the first floor there are four good sized bedrooms with master having ensuite and a family bathroom. Outside the home has off road parking leading to a detached single garage and enclosed rear garden. Viewing strictly by appointment only.



Entrance Hallway
4'5 x 14'4

Living Room
11'3 x 15'11

Cloakroom
3'0 x 6'9

Kitchen Diner
19'4 x 12'9

Utiily Room
4'2 x 5'4

First Floor Landing

Master Bedroom
9'2 x 12'6

Ensuite Shower Room
7'1 x 4'9

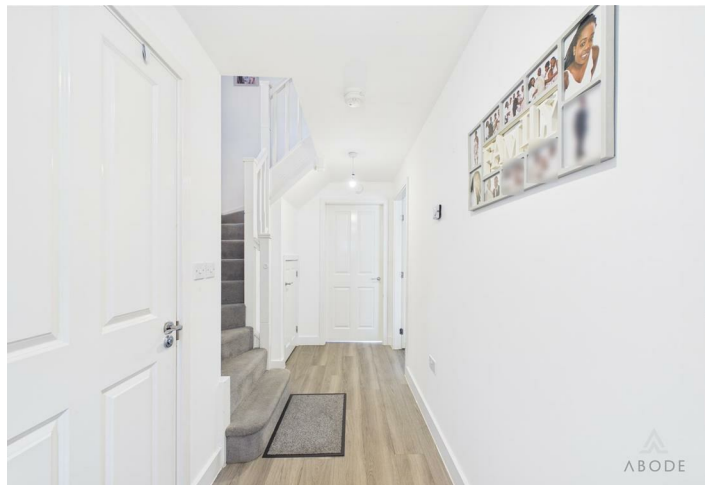
Bedroom
8'4 x 11'4

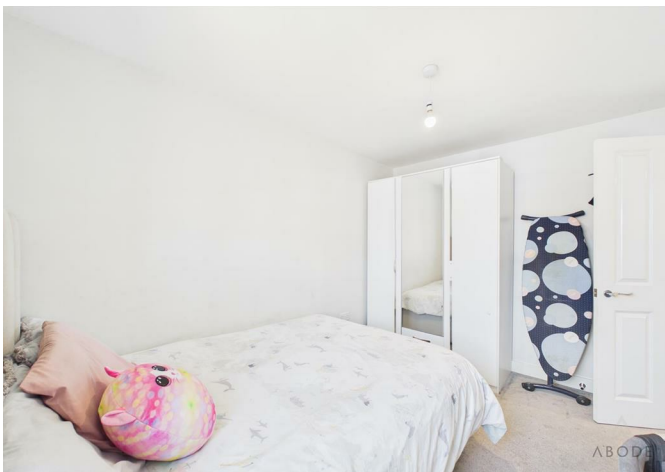
Bedroom
10'9 x 7'6

Bedroom
8' x 8'7

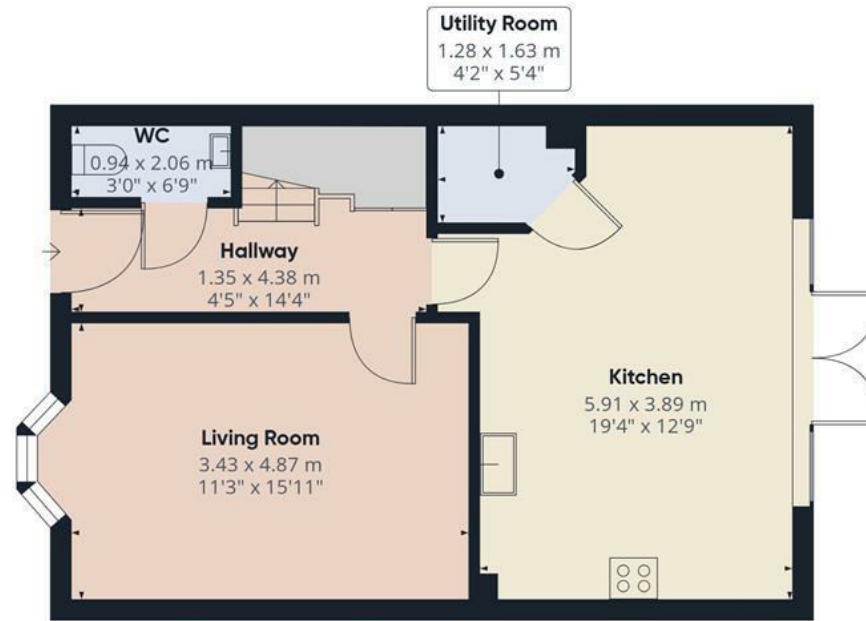
Family Bathroom
6'3 x 6'8



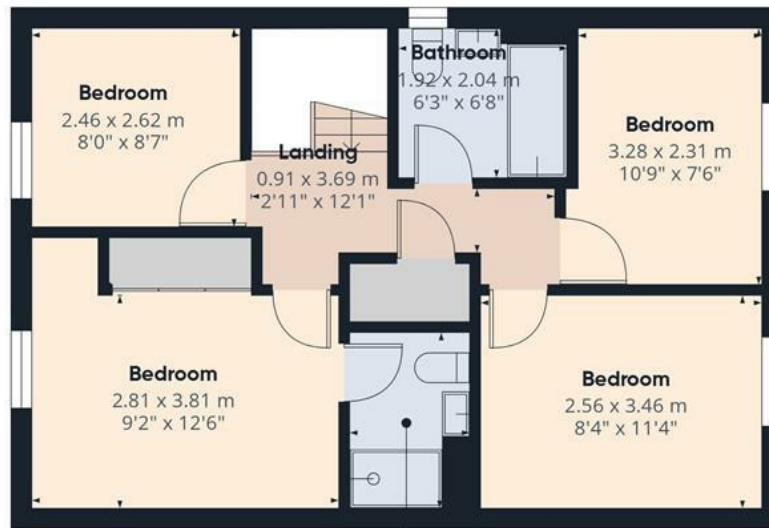








Floor 0



Floor 1



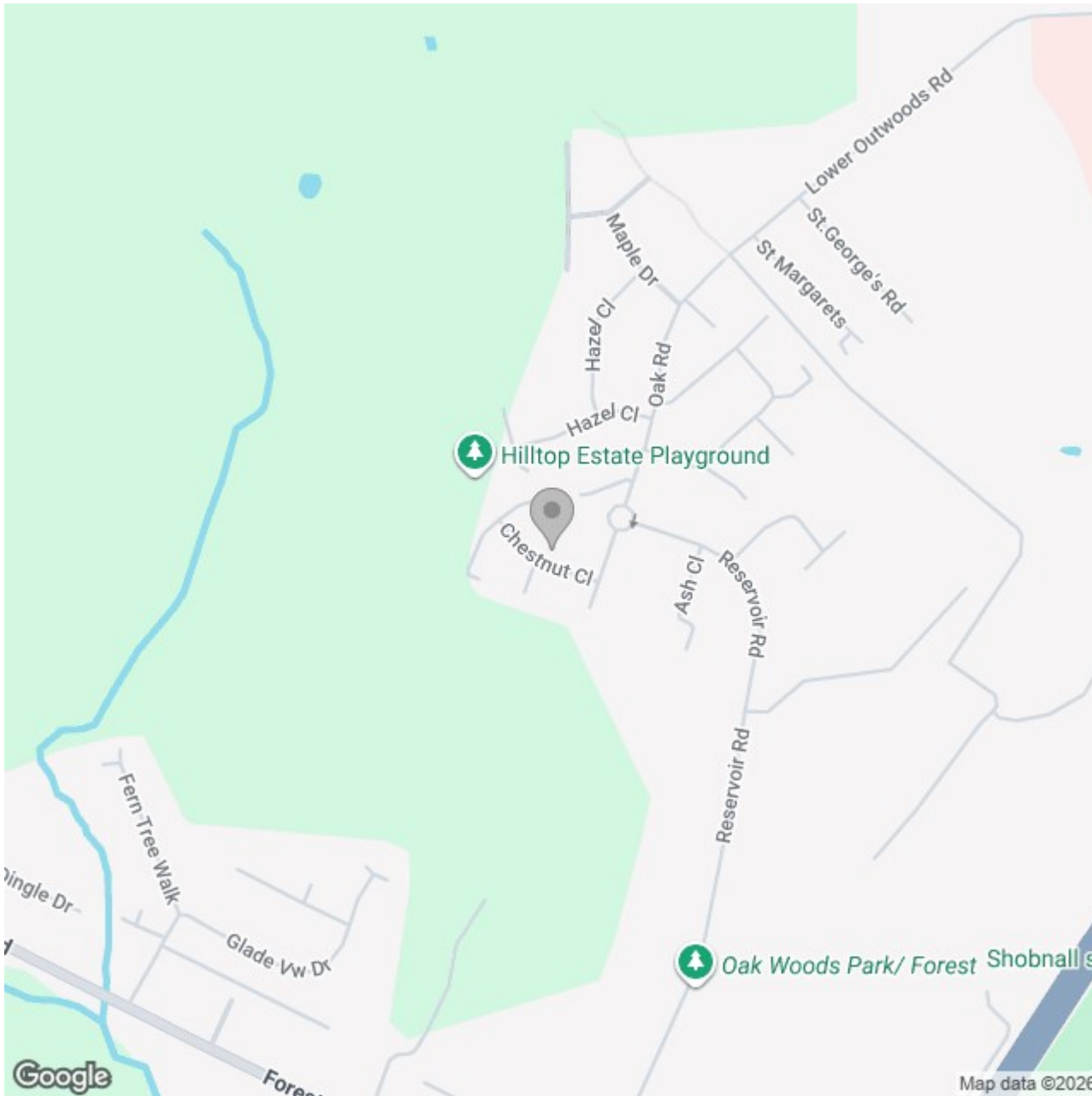
Approximate total area⁽¹⁾

100.2 m²
1078 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	