





\*\*\*\* OVERLOOKING OPEN SPACE \*\*\*\* Modern FOUR bedroom town house offering a hall and guest cloakroom, lounge with doors onto the garden and a fitted dining kitchen. The first offers 3 bedrooms and a bathroom and the second floor offers the master bedroom and en suite. Two parking spaces to the front and an enclosed area garden with artificial lawn.



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

Upvc double glazed window and doors onto the garden and a radiator.

## DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated dishwasher, space for a fridge freezer and plumbing for was washing machine. Radiator and upvc double glazed window to the front.

## FIRST FLOOR LANDING

Stairs to the second floor and doors to -

## BEDROOM

Upvc double glazed window and radiator.

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Upvc double glazed window and radiator.

## BEDROOM

Upvc double glazed window and radiator.



## BATHROOM

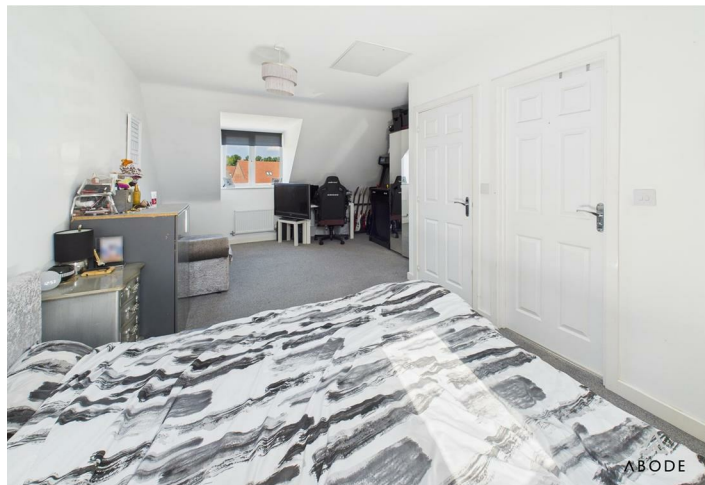
Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

## SECOND FLOOR

### MASTER BEDROOM

Upvc double glazed window to the front and sky light window to the rear, radiator and door to -







### EN SUITE

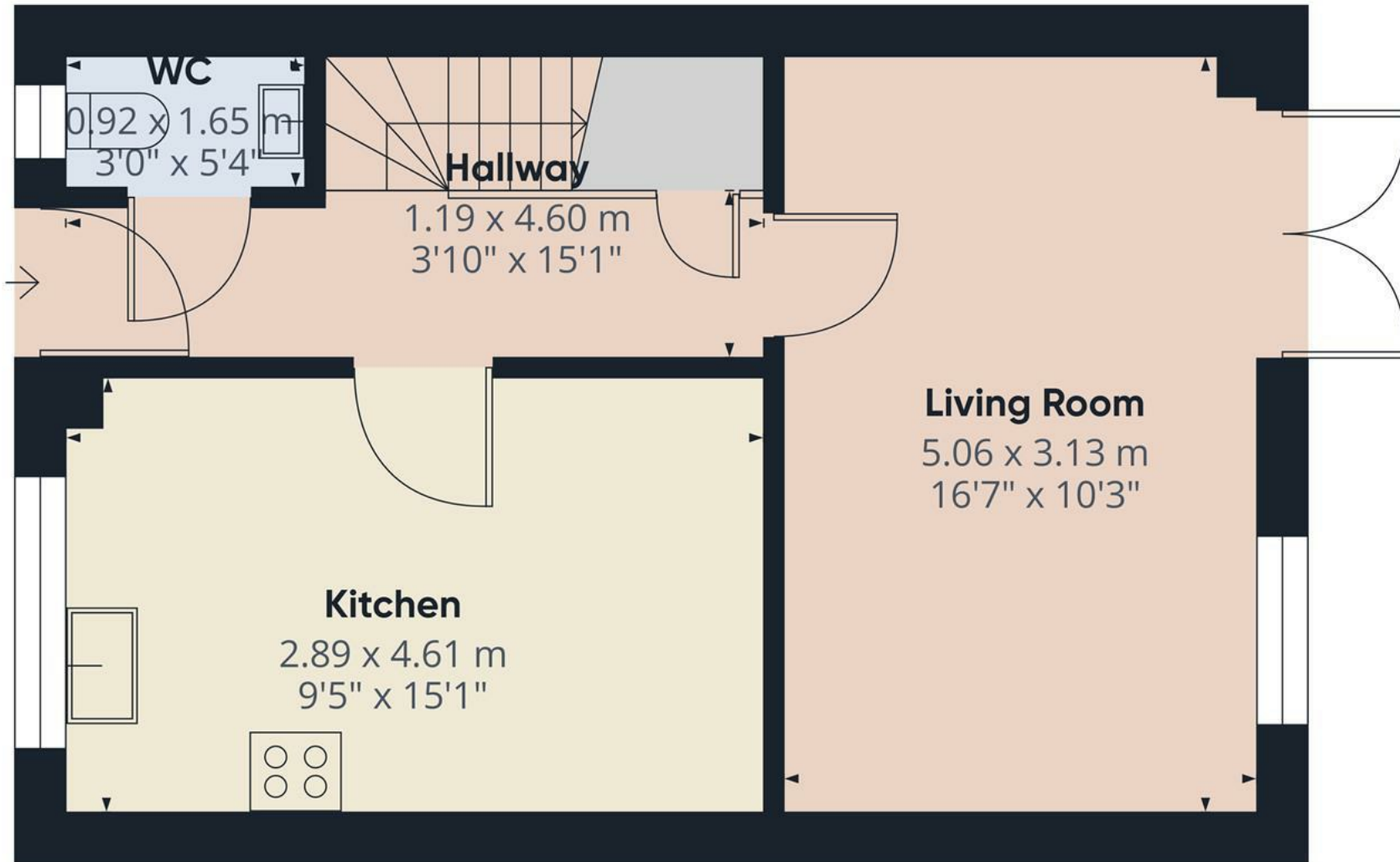
Shower cubicle, low flush wc, wash hand basin, radiator and sky light window.

### OUTSIDE

Two side by side parking spaces to the front. Enclosed rear garden with artificial lawn, paved patio and a rear gate.







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

39 m<sup>2</sup>  
420 ft<sup>2</sup>

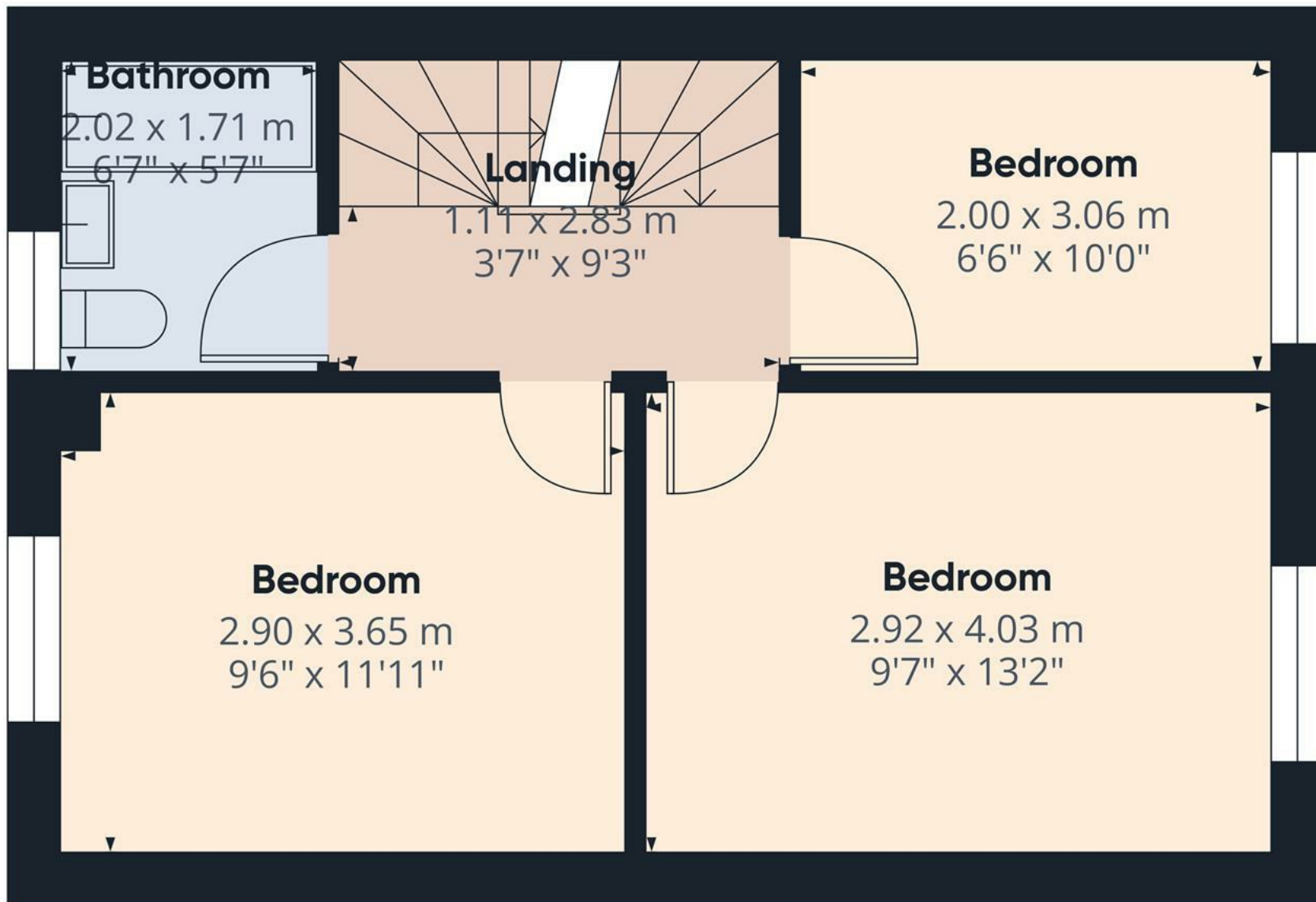
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

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Floor 0



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

35.7 m<sup>2</sup>  
384 ft<sup>2</sup>

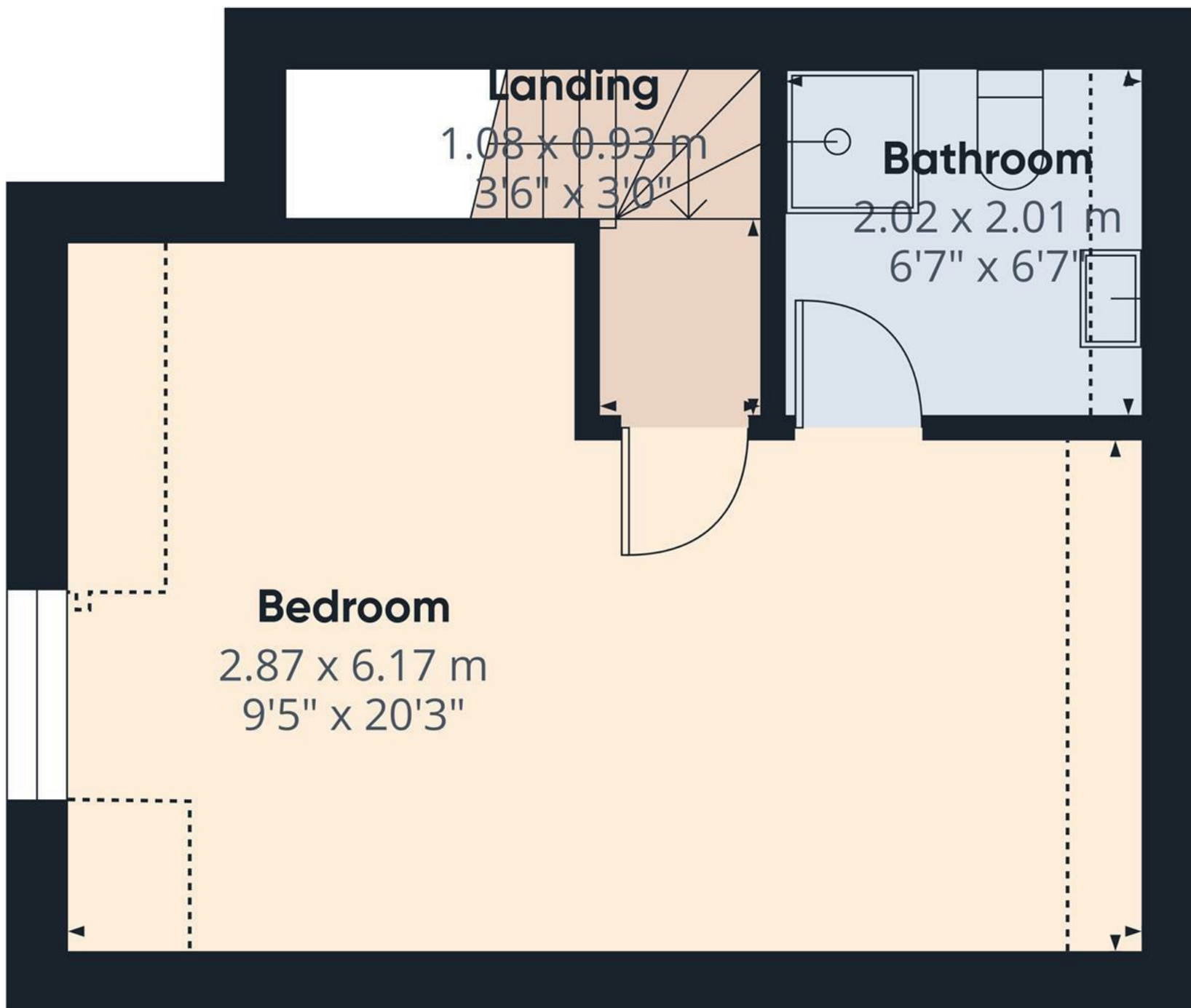
(1) Excluding balconies and terraces

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Floor 1



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

25.9 m<sup>2</sup>

279 ft<sup>2</sup>

**Reduced headroom**

3.4 m<sup>2</sup>

37 ft<sup>2</sup>

(1) Excluding balconies and terraces

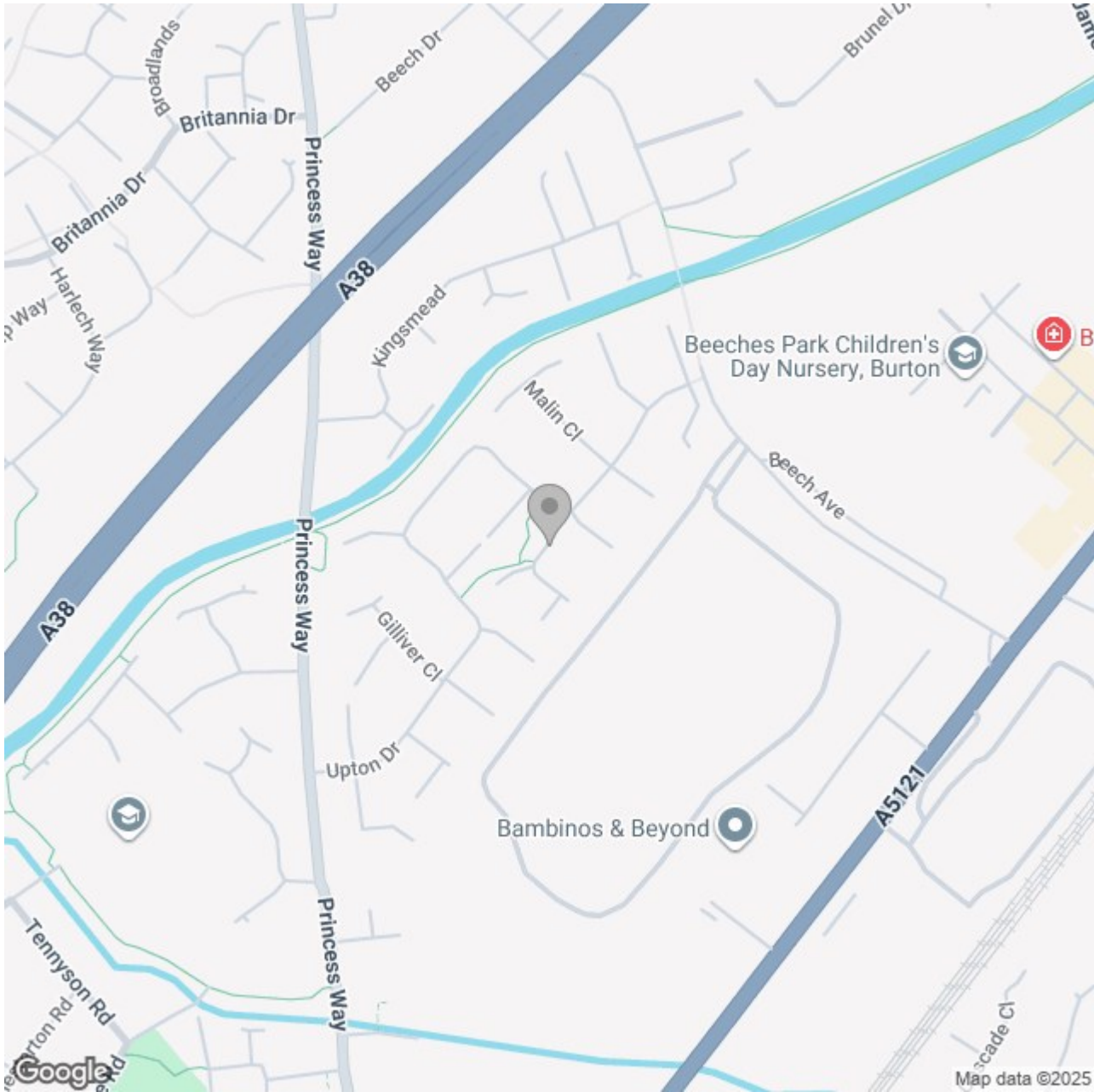
Reduced headroom

..... Below 1.5 m/5 ft

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### 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>85</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	