





A superb two/three bedroom property having views over adjacent countryside to the rear aspect. The double glazed interior has entrance hallway, lounge, conservatory and fitted kitchen. To the first floor there are two good sized bedrooms plus a box room and fitted family bathroom. Outside there is off road parking for two vehicles and enclosed well maintained rear garden. Viewing strictly by appointment only.

The property also has the added benefit of Solar Panels.



#### Entrance hall

With central heating radiator, stairs rising to the first floor, under stairs storage cupboard and doors leading off to:

#### Lounge diner

With central heating radiator, double glazed upvc window to the front elevation and double doors leading to the conservatory.

#### Conservatory

With double glazed upvc windows to the side and rear elevation and double glazed upvc French doors leading out onto the garden.

#### Kitchen

With a selection of matching wall and base units having a straight edge preparation work surface, sink with mixer tap and drainer, electric oven and electric microwave oven, integrated dishwasher and fridge freezer, four ring hob with extractor over, double glazed upvc window to the rear elevation and double glazed upvc access door to the garden.

#### First floor landing

With loft hatch and doors leading off to:

#### Master bedroom

With central heating radiator and two double glazed upvc windows to the front elevation.

#### Bedroom Two

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

#### Dressing room

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

#### Family bathroom

With a three piece suite comprising: double wash hand basins with mixer taps and vanity unit below, low level wc, bath with mixer tap and electric shower over, heated ladder towel rail and a double glazed upvc window to the rear elevation.

### OUTSIDE

Outside the home has an extensive well maintain rear garden with views over open fields, garden shed and storage and gated access takes you to the front of the property where there is off road parking for two vehicles.



















Floor 0



Floor 1

Approximate total area<sup>††</sup>

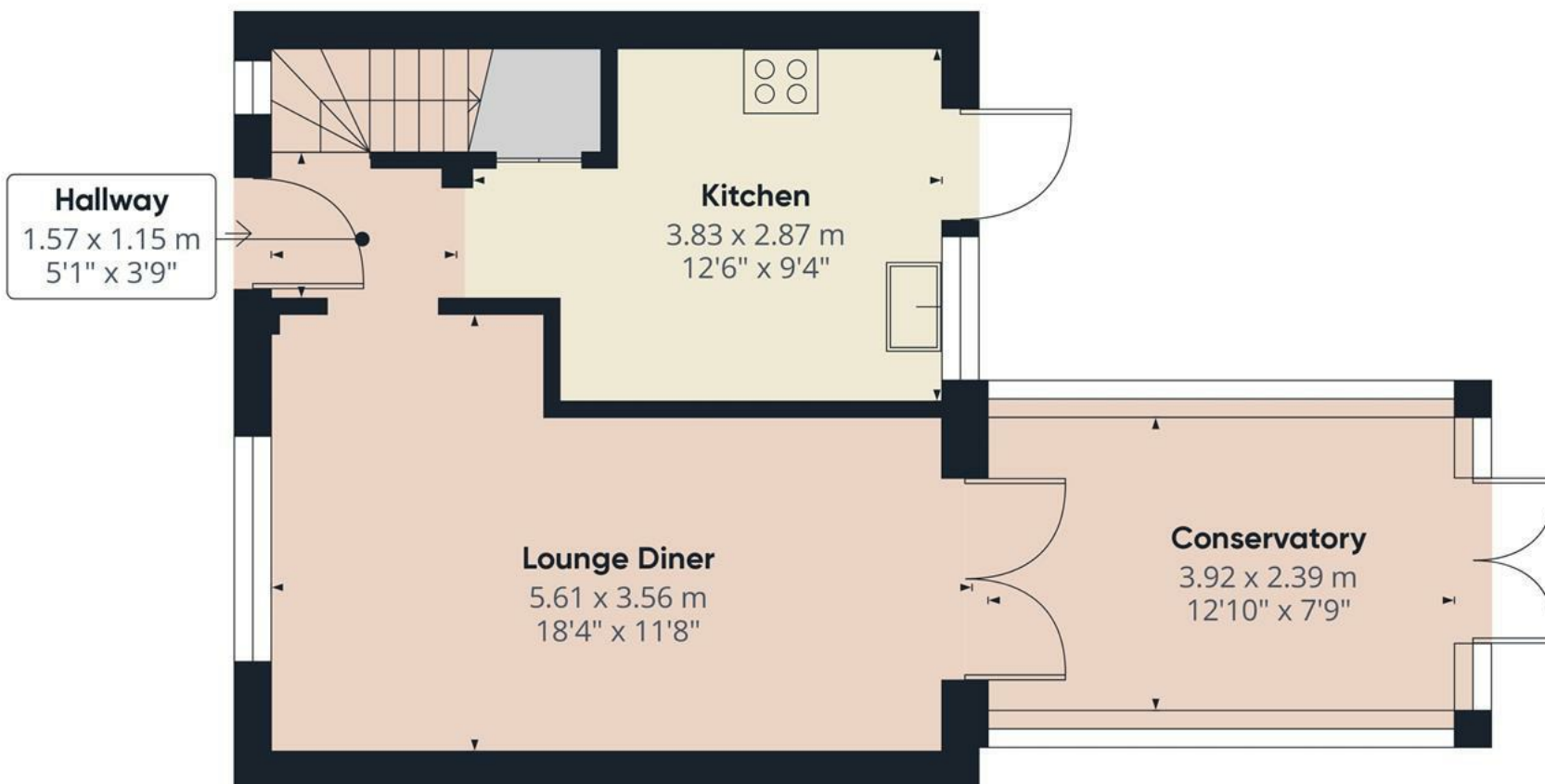
76.09 m<sup>2</sup>

819.07 ft<sup>2</sup>

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.

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Approximate total area<sup>00</sup>

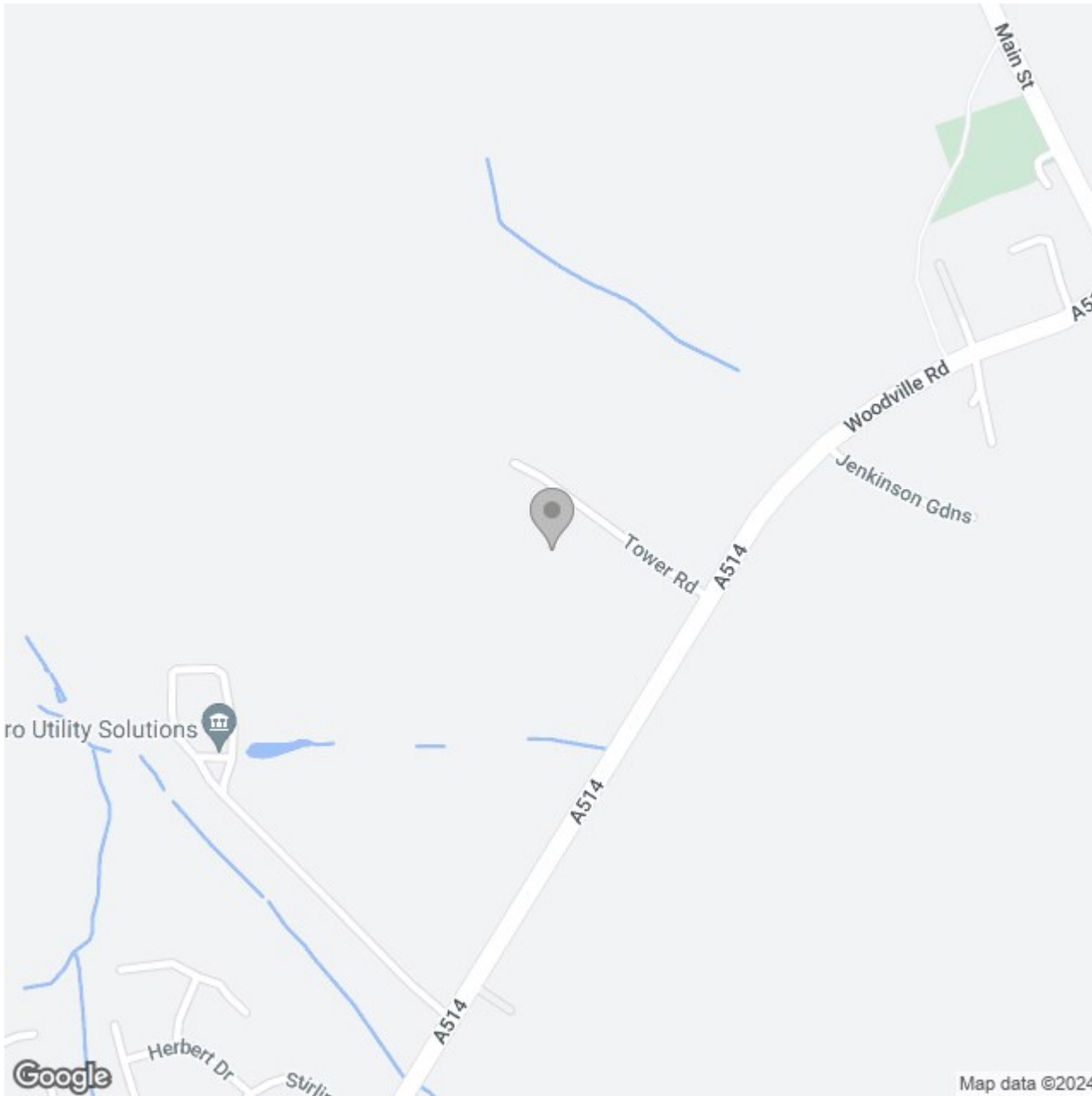
42.9 m<sup>2</sup>  
461.72 ft<sup>2</sup>

Excluding balconies and terraces

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Floor 0



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	