





A stunning four bedroom semi detached home, situated within a popular location close to a range of local amenities and transport links, having a driveway leading to an integral garage, low maintenance rear garden, gas central heating and double glazing throughout. The property benefits from a generous living room with balcony, four well proportioned bedrooms, two shower rooms and a further family bathroom. Viewing is highly recommended strictly via appointment only.



Entrance hall

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

Integral garage

With power, lighting and an up and over door.

Shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, shower cubicle with glass bifolding door and gravity shower over, heated ladder towel rail and an electric extractor fan.

Utility room

With a selection of matching wall and base units, having a straight edge preparation work surface, two ring hob, stainless steel sink with mixer tap, space for washing machine and tumble dryer, central heating radiator and a double glaze door leading out onto the garden.

Bedroom Four

With a central heating radiator, double glazed French doors leading out onto the garden and an under stairs storage cupboard.

First floor landing

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

WC/cloaks

With a low level wc, wash hand basin with mixer tap and central heating radiator.



Living Room

With central heating radiator, double glazed window to the front elevation and double glazed French doors leading out onto the balcony.

Kitchen Diner

With a selection of matching wall and base units having a straight edge preparation work surface, six ring gas hob with stainless steel splash back and extractor over, electric oven and electric grill, integrated fridge freezer and dishwasher, one and a half bowl sink with mixer tap and







drainer, recessed spotlighting, central heating radiator, double glazed upvc window to the rear elevation and double glazed upvc French doors leading out onto a Juliet balcony.

Second Floor Landing

With central heating radiator, loft hatch and doors leading off to:

Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with gravity shower over, heated ladder towel rail, recessed spotlighting and an electric extractor fan.

Master Bedroom

With central heating radiator, walk in wardrobe, double glazed upvc window to the rear elevation and a door leading to the en-suite shower room.

En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, double shower cubicle with glass sliding door and gravity shower over, heated ladder towel rail, recessed spotlighting, electric extractor fan and a double glazed upvc window to the rear elevation.

Bedroom two

With central heating radiator, fitted sliding mirror wardrobe and a double glazed upvc window to the front elevation.

Bedroom Three

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

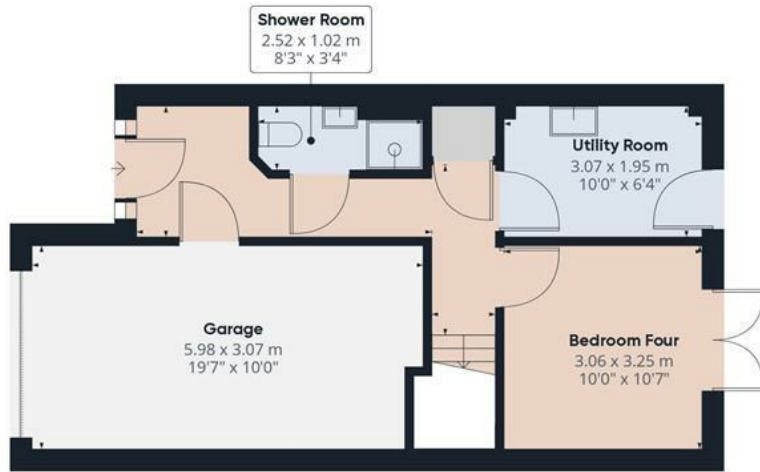
Outside

The outside of the property to the front elevation offers a driveway providing parking facility that leads to the front entrance door and integral garage. The rear elevation offers a mainly laid to lawn garden with a patio area ideal for seating, all of which is enclosed via timber fencing.

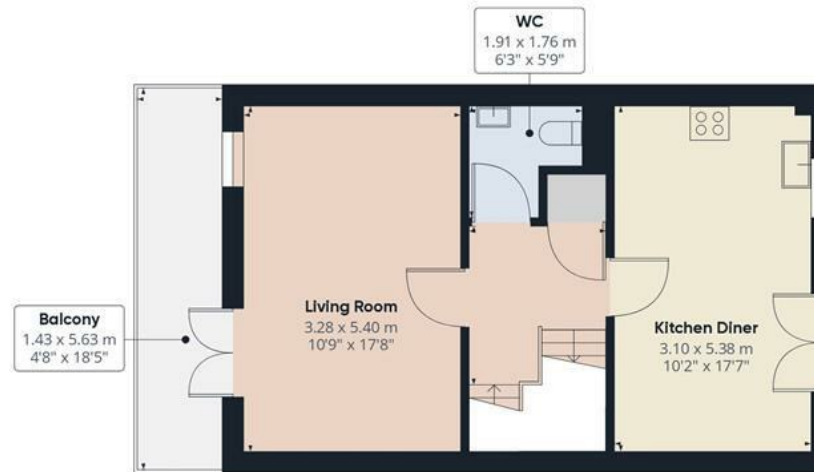




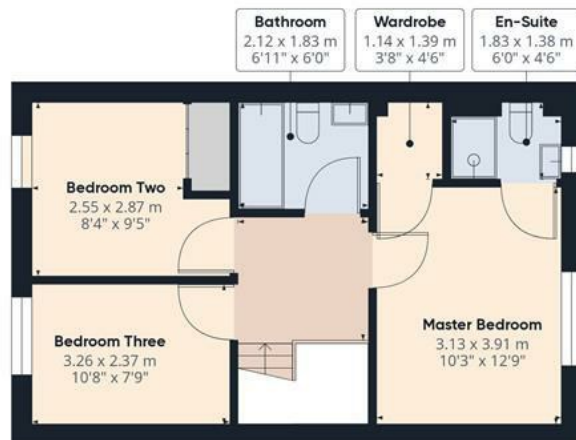




Floor 0



Floor 1



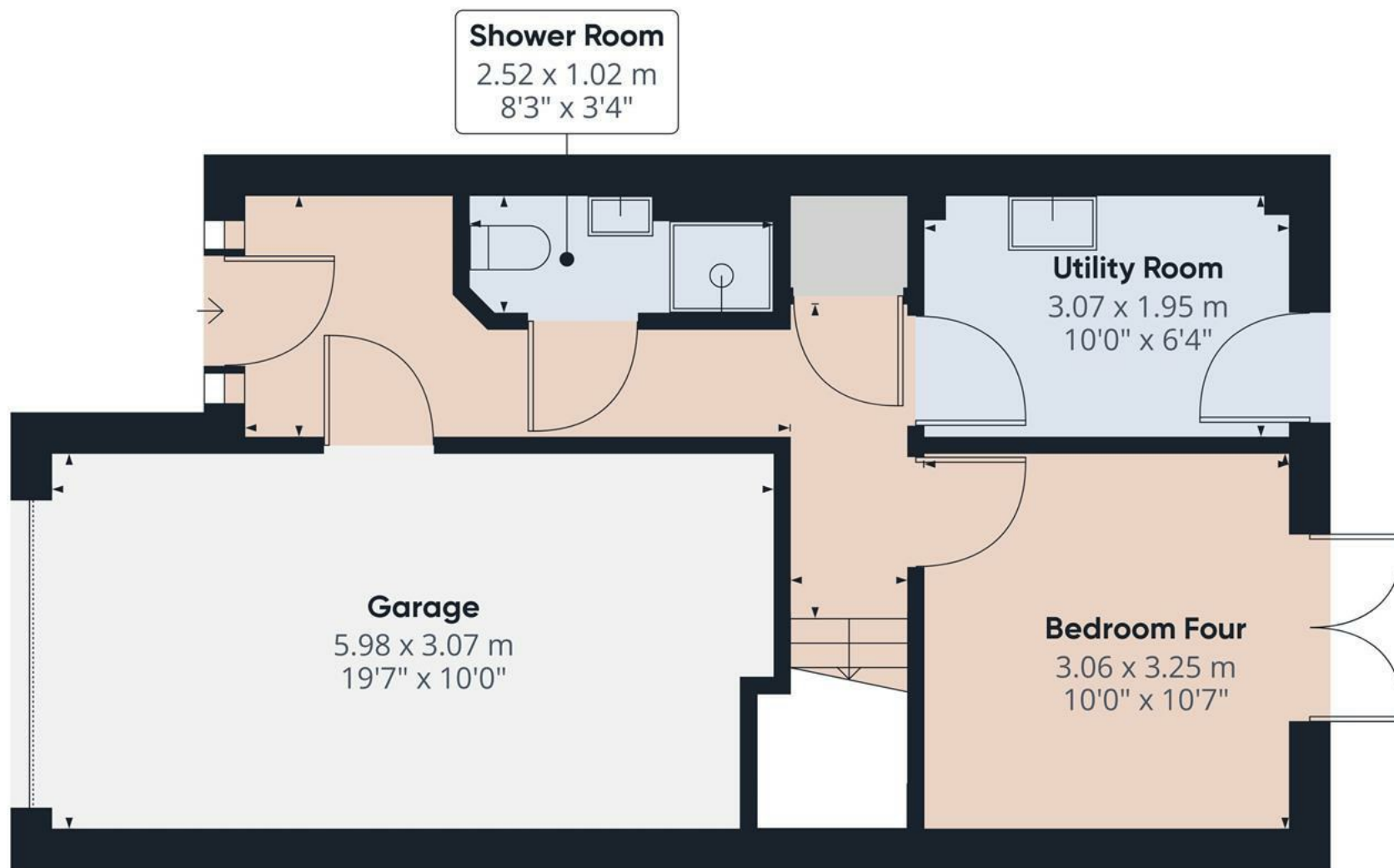
Floor 2

Approximate total area⁽¹⁾
137.73 m²
1482.51 ft²

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⁽¹⁾

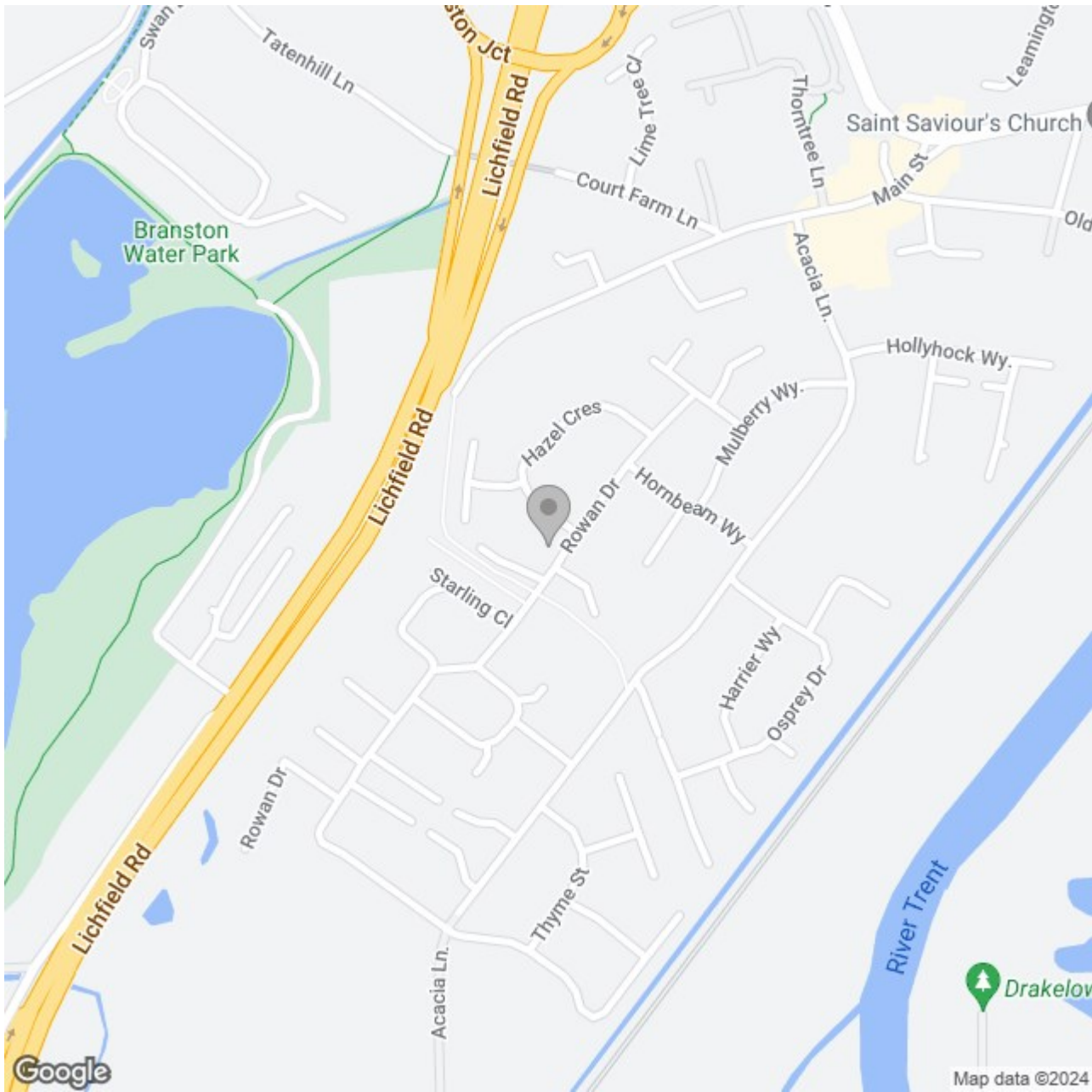
49.65 m²
534.43 ft²

Excluding balconies and terraces

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Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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	