





**\*\*\*OPEN DAY, SATURDAY 6TH JULY -  
10AM - 2PM, NO APPOINTMENT  
NECESSARY \*\*\***

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.



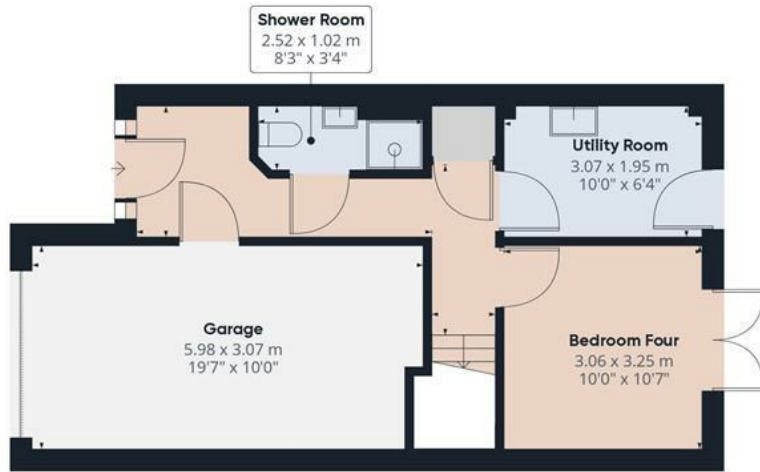




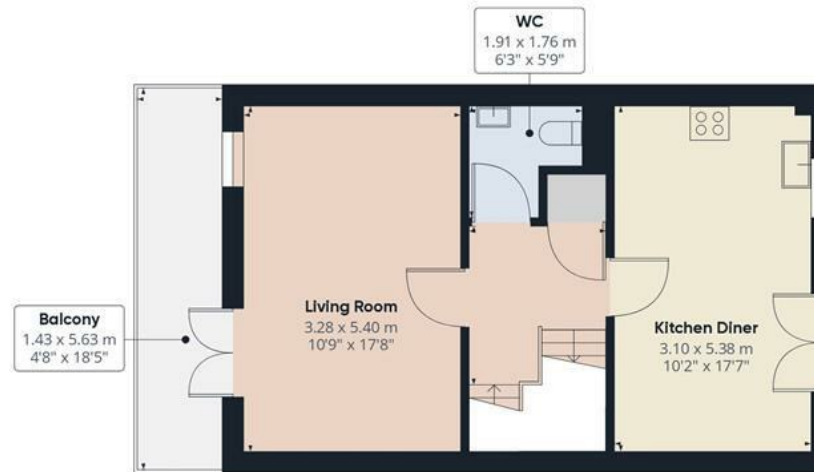




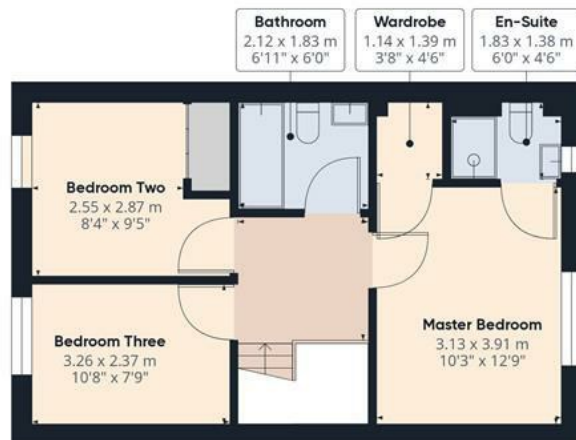




Floor 0



Floor 1



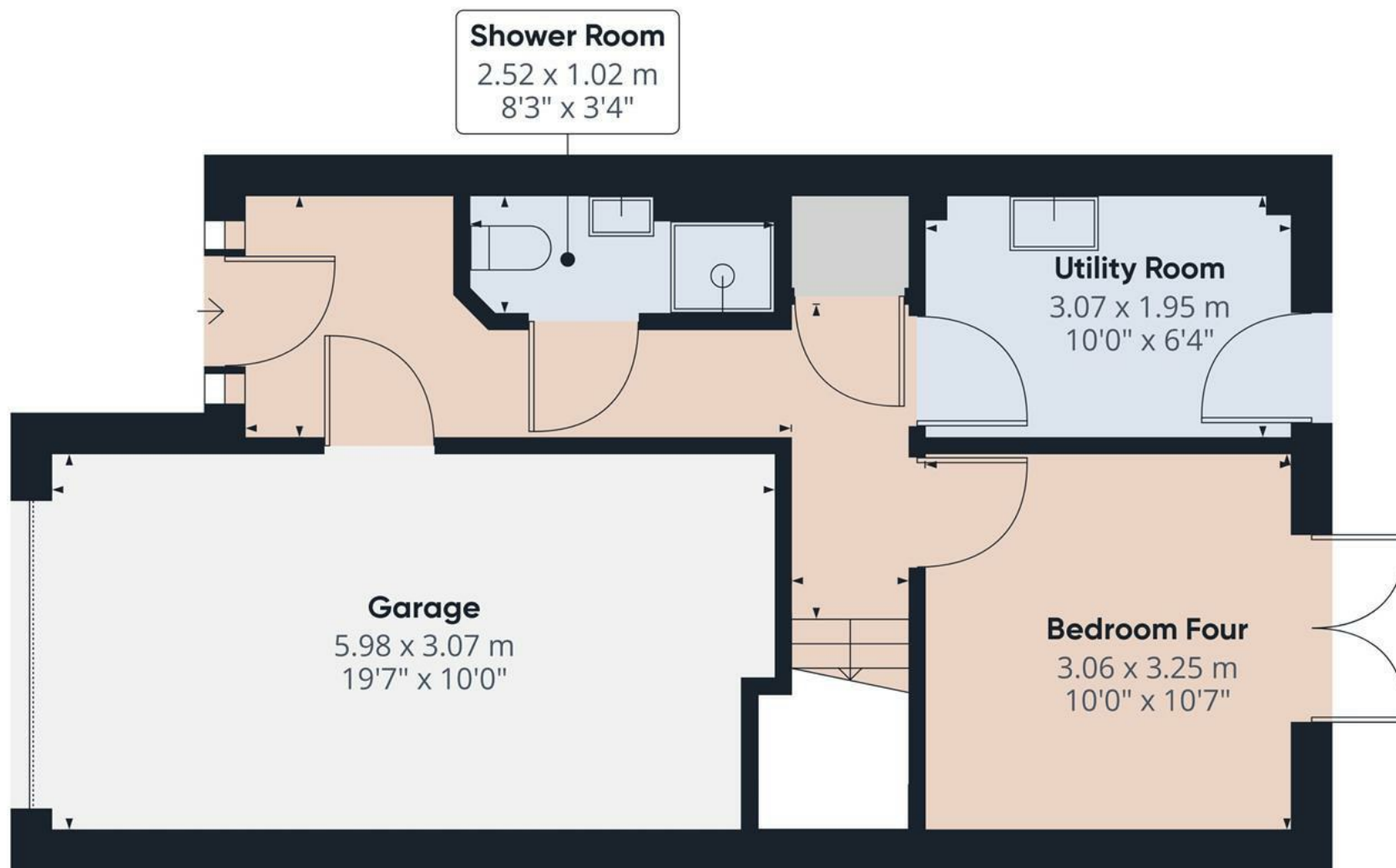
Floor 2

Approximate total area<sup>(1)</sup>  
137.73 m<sup>2</sup>  
1482.51 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>(1)</sup>

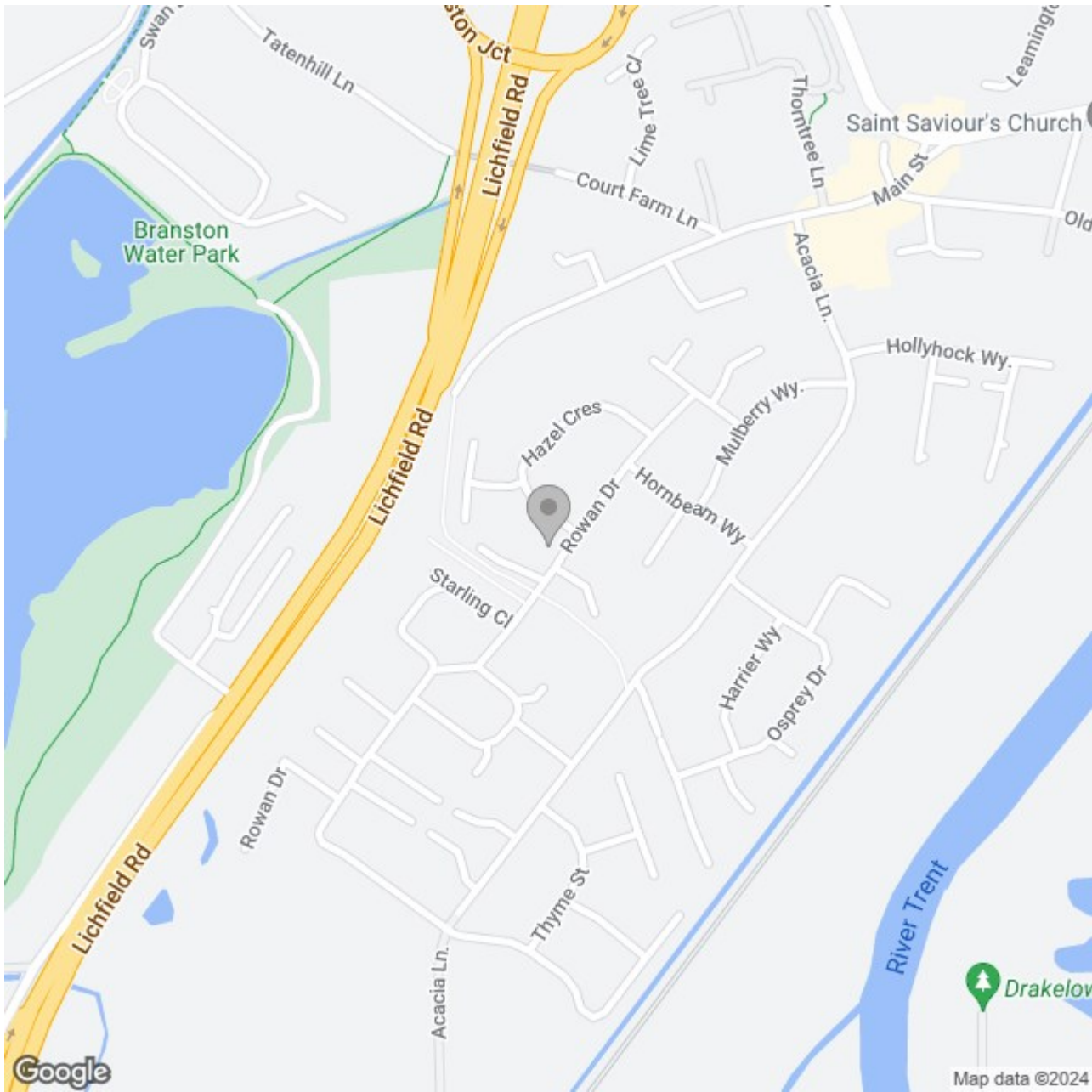
49.65 m<sup>2</sup>  
534.43 ft<sup>2</sup>

Excluding balconies and terraces

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Floor 0



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</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	