





***** IDEAL FOR FIRST TIME BUYER *****
TWO DOUBLE BEDROOM * STUNNING**
GARDEN ***

A beautifully presented two bedroom semi detached home, situated within a popular development having walking distance from John Taylor free school. The property benefits from having a stunning landscaped garden, a large range of upgrades throughout, two double bedrooms, lounge diner, fitted kitchen, cloakroom, bathroom and a driveway providing ample parking facility. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance Hall

With central heating radiator, stairs rising to the first floor tiled floor covering and opening to:

Kitchen

9'11" x 5'11"

With a selection of matching wall and base units, having a straight edge preparation work surface, one and a half bowl stainless steel sink with mixer tap and drainer, four ring gas hob with extractor over, two electric oven's with extractor hood over, integrated fridge freezer, washing machine and dishwasher, wall mounted gas boiler, recessed spotlighting, tiled floor covering and a double glazed upvc window to the front elevation.

WC/Cloaks

With a low level wc, pedestal wash hand basin with mixer tap and tiled splash backs, heated ladder towel rail, recessed spotlight, electric extractor fan, tiled floor covering and a double glazed upvc window to the side elevation with opaque glass.

Lounge Diner

12'1" x 13'3"

With central heating radiators, double glazed upvc French doors leading out onto the garden and under stairs storage cupboard

First Floor Landing

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

Master Bedroom



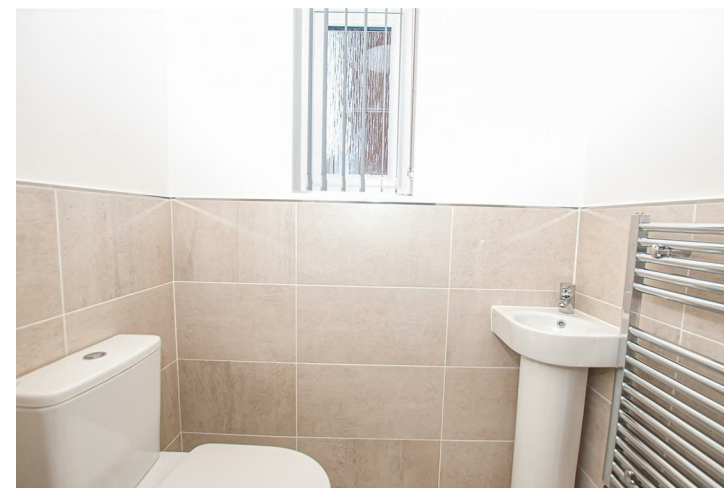
11'1" x 8'5"

With central heating radiators, two double glazed upvc window to the front elevation, fitted sliding mirror wardrobe and a built in storage cupboard.

Bedroom Two

13'2" max 11' min x 7'2"

With central heating radiator, double glazed upvc windows to the rear elevation and fitted sliding mirror wardrobe.







Family Bathroom

6' x 6'2"

With a three piece suite comprising: low level wc, pedestal wash hand with mixer tap over, bath with mixer tap and gravity shower overs, heated ladder towel rail, recessed spotlighting and fully tiled walls.

Outside

The outside of the property to the front elevation offers a fore garden with pathway leading to the front entrance door. The side elevation offers a block paved driveway providing ample parking with electric car charger and gate leading to the rear elevation. The rear garden has been beautifully landscaped, having a stunning patio area ideal for seating and a decked area, ideal for outside entertaining all of which is enclosed via timber fencing.



TOTAL 56.0 sq. m. / 602 sq. ft.

GROUND FLOOR

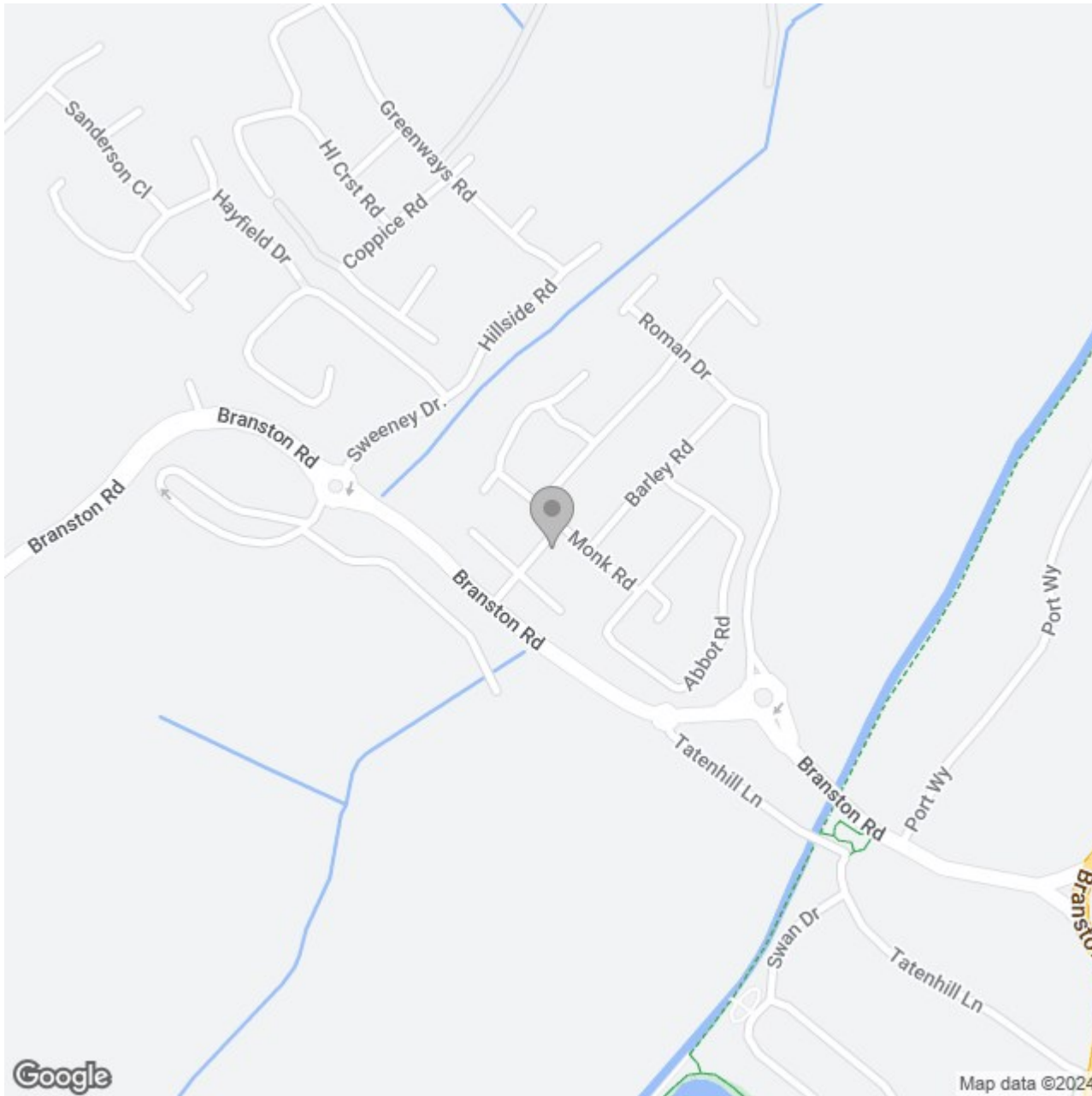


Kitchen	3.03m × 1.85m	9' 11" × 6' 1"
Lounge/Dining Area (max.)	3.96m × 3.75m	13' 0" × 12' 3"

FIRST FLOOR



Bedroom 1 (max.)	4.04m × 2.57m	13' 3" × 8' 5"
Bedroom 2 (max.)	4.00m × 2.20m	13' 1" × 7' 3"



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	83	
(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	