







**\*\*360 VIRTUAL TOUR\*\*** A stunning three bedroom semi detached offering a wealth of character and charm, three well proportioned bedrooms and a good sized garden. The property benefits from a stunning kitchen diner, sitting room with cast iron open fire place and a study with bi-folding doors. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Entrance hall

With tiled floor and doors leading off to:

### Living Room

With central heating radiator, cast iron open fire place with tiled hearth, sash window to the side elevation, double oak glazed doors leading to the study.

### Study

With central heating radiator, two skylights and bi-folding doors leading out onto the garden.

### Dining Room

With central heating radiator, sash window to the front elevation, log burning stove, stairs rising to the first floor and an opening leading through to the kitchen.

### Kitchen

With a selection of matching wall and base units having a straight edge work surface, Belfast sink with individual hot and cold taps, recessed spotlighting, space for cooker, sash windows to the rear elevation, central heating radiator and a door leading to the utility room.

### Utility Room

With a selection of matching wall and base units having space for a washing machine, window to the rear elevation, glazed rear access door and a door leading to the WC/cloaks/

### WC/cloaks



With a low level WC, wash hand basin with mixer tap, heated ladder towel rail and an electric extractor fan.

### First Floor Landing

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

### Master Bedroom

With central heating radiator, window to the side elevation, exposed beams and a skylight to the front elevation.









### Bedroom Two

With central heating radiator, window to the front elevation and a built in cupboard.

### Bedroom Three

With central heating radiator, loft hatch and a window to the rear elevation.

### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit, bath with mixer tap and shower over and a skylight.



### Outside

The outside of the property to the front elevation offers a hardstanding area to the side elevation, the rear elevation offers a mainly laid to lawn garden with a patio area ideal for seating.





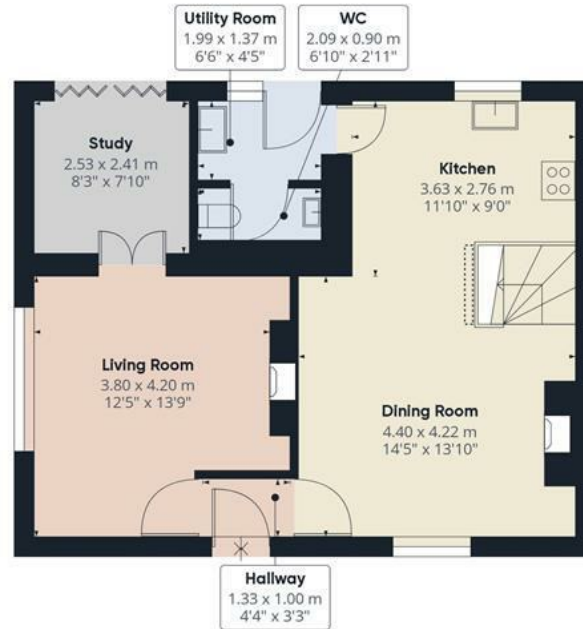












Floor 0



Floor 1

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

100.41 m<sup>2</sup>  
1080.82 ft<sup>2</sup>

**Reduced headroom**

0.28 m<sup>2</sup>  
3.06 ft<sup>2</sup>

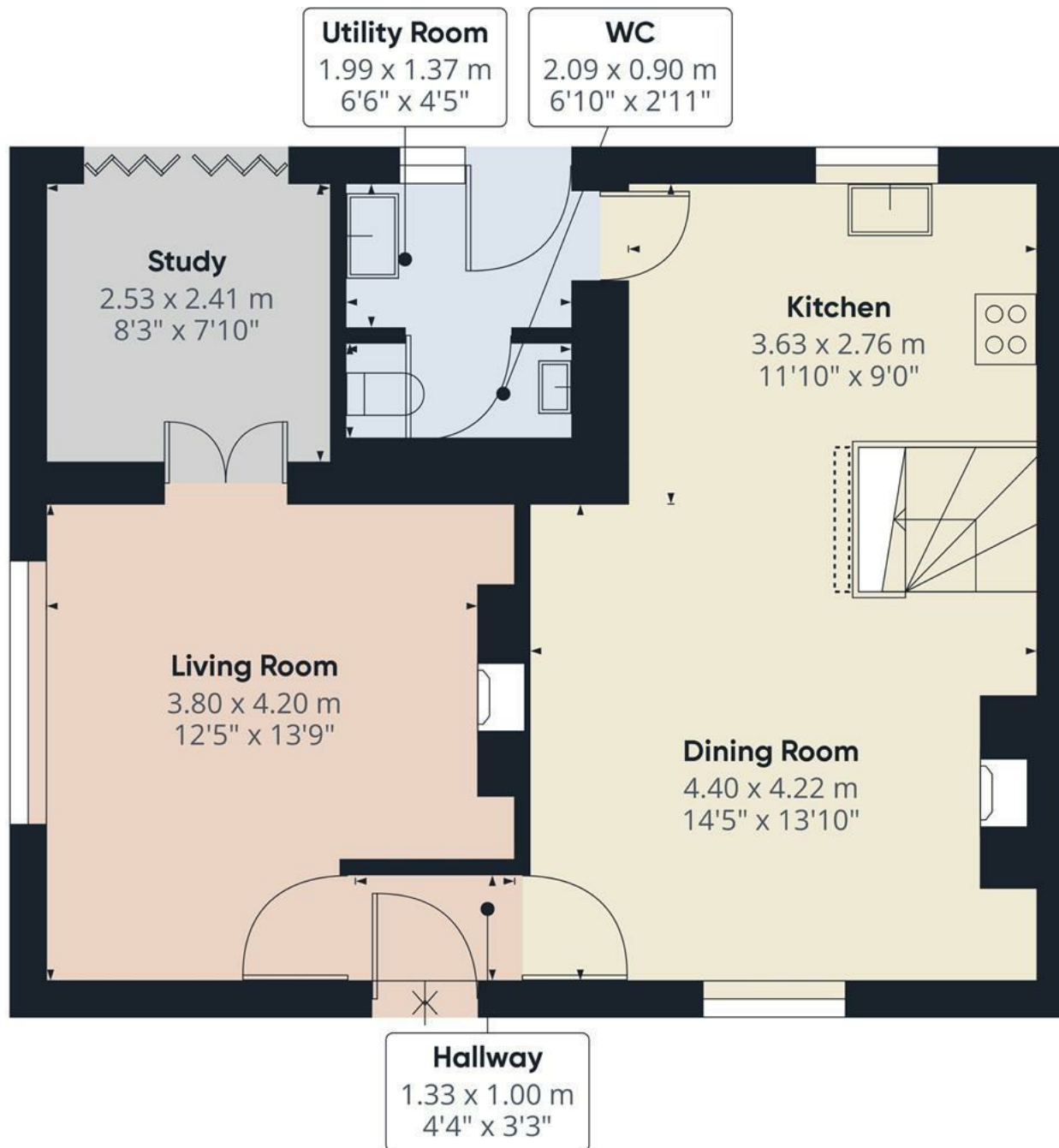
(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

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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Floor 0

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

57.54 m<sup>2</sup>  
619.35 ft<sup>2</sup>

**Reduced headroom**

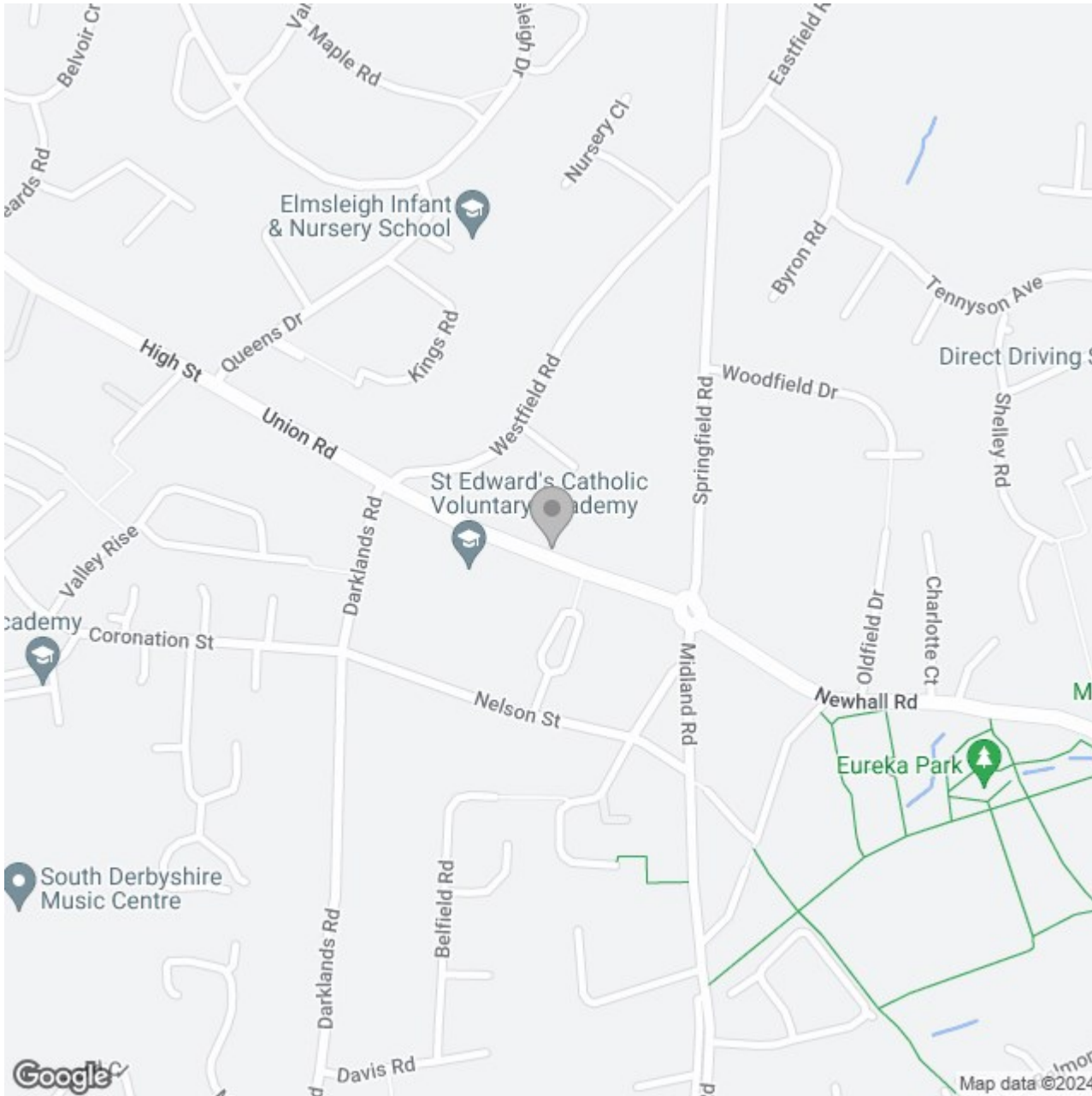
0.28 m<sup>2</sup>  
3.06 ft<sup>2</sup>

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>63</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	