**** MODERN FITTED KITCHEN WITH BUILT IN APPLIANCES **** OFFERED FOR SALE WITH NO UPWARD CHAIN **** The David Wilson, Hatton design is a spacious family home, designed to be flexible enough for modern living. An entrance hall, guest cloakroom, open-plan kitchen/dining area with French doors leading to the garden makes an ideal hub for all the family. The dual-aspect lounge provides the perfect place for everyone to relax in. On the first floor are 2 double bedrooms, the master with en suite, a single bedroom and a family bathroom. Single garage and long drive.

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HALL

Entrance door into the hall with stairs to the first floor, radiator and a storage cupboard, doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator and a useful storage area under the stairs.

LOUNGE

17'10" x 10'4"

Two upvc double glazed windows and a radiator.

KITCHEN DINER

17'10" x 10'2"

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit with mixer tap. Fitted electric double oven, five ring gas hob with double extractor hood, integrated washing machine, dishwasher and fridge freezer. Two upvc double glazed windows and double doors onto the garden, radiator.

FIRST FLOOR LANDING

Storage cupboard and doors to -

BEDROOM 1

11'2 x 10'11

Upvc double glazed window and a radiator.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

12'4 x 9'4

Upvc double glazed window and a radiator.

BEDROOM 3

9'7 x 6'0

Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, heated towel radiator and upvc double glazed window.

GARAGE

20'4 x 10'9

Up and over door, power points and light. In front of the garage is a long drive.

OUTSIDE

Enclosed rear garden with a lawn and paved patio. Rear gate to the drive and single garage.
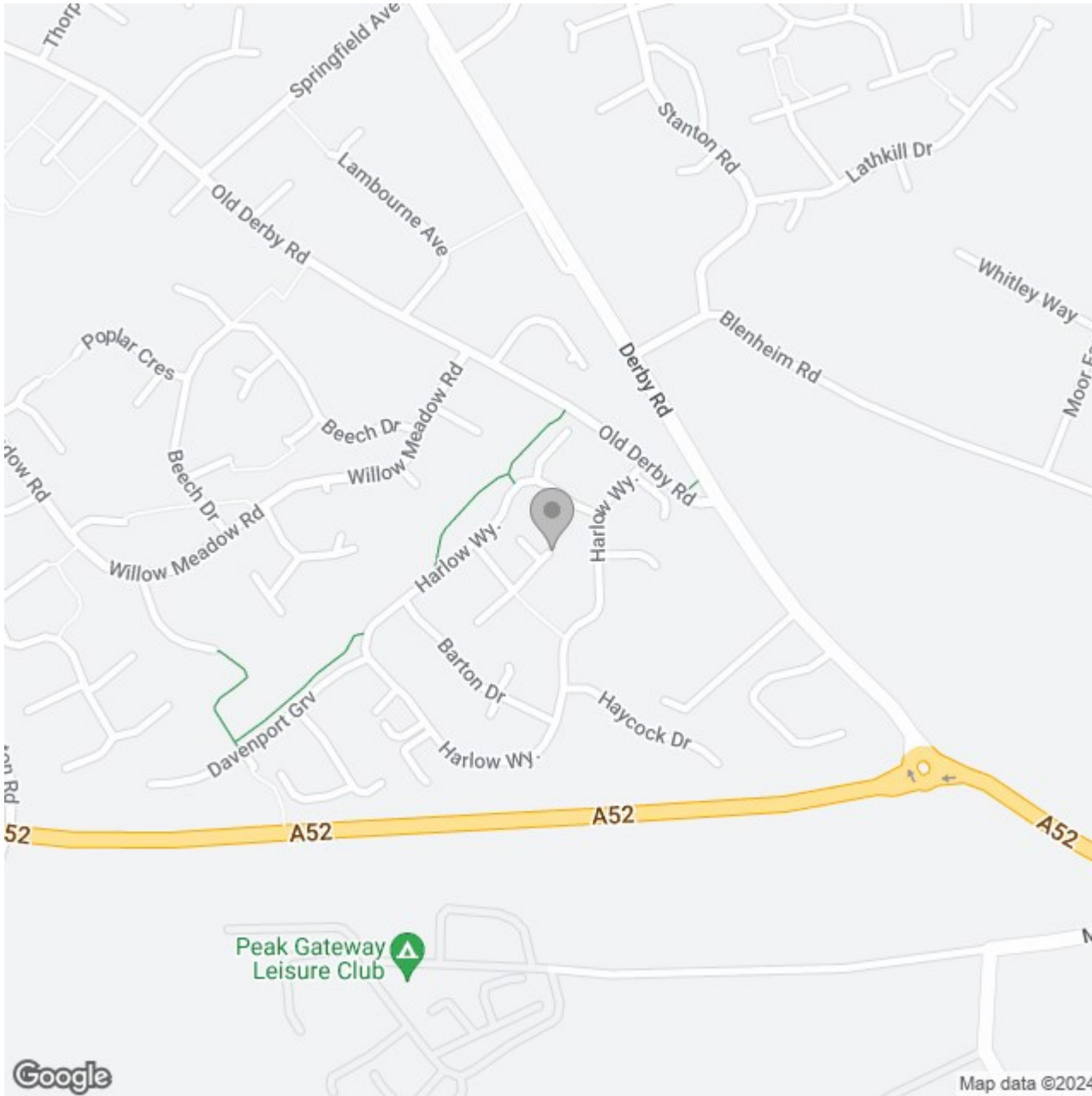
Kitchen/Dining Room

W.C.

Hall

Lounge

C

Ground Floor

Bedroom 3

Landing

Bedroom 1

Bedroom 2

Bathroom

En-suite

First Floor

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) **A**		**95**
(81-91) **B**		
(69-80) **C**	**84**	
(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

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