







**\*\*360 VIRTUAL TOUR\*\*** A beautifully appointed four bedroom detached home, situated within a desirable residential development, having good access to a range of village amenities and transport links. The property benefits from a fully fitted kitchen diner, generous living room, four well proportioned bedrooms and a garage with driveway providing parking facility. Viewing is highly recommended strictly via appointment only.



## The Accommodation

### Entrance hallway

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

### Living Room

With a double glazed window to the front elevation, two central heating radiators and double glazed French doors leading out onto the garden.

### WC/cloaks

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

### Kitchen Diner

With a selection of matching wall and base units having a roll edge laminate preparation work surface, breakfast bar with over hang for seating, one and a half bowl sink with mixer tap and drainer, space for washing machine, integrated dishwasher and fridge freezer, four ring gas hob, electric oven and extractor, double glazed window to the front elevation, recessed spotlighting, double glazed French doors leading out onto the garden and central heating radiator.

### First floor landing

With a double glazed window to the rear elevation, airing cupboard, loft hatch and doors leading off to:

### Master Bedroom

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

### Bedroom Two



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

### Bedroom Three

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

### Bedroom Four

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

### Family Bathroom











With a four piece suite comprising: bath with mixer tap and handset over, low level wc, wash hand basin with mixer tap, tiled splash backs, shower cubicle with glass door and electric shower over, heated ladder towel rail and a double glazed window to the front elevation.

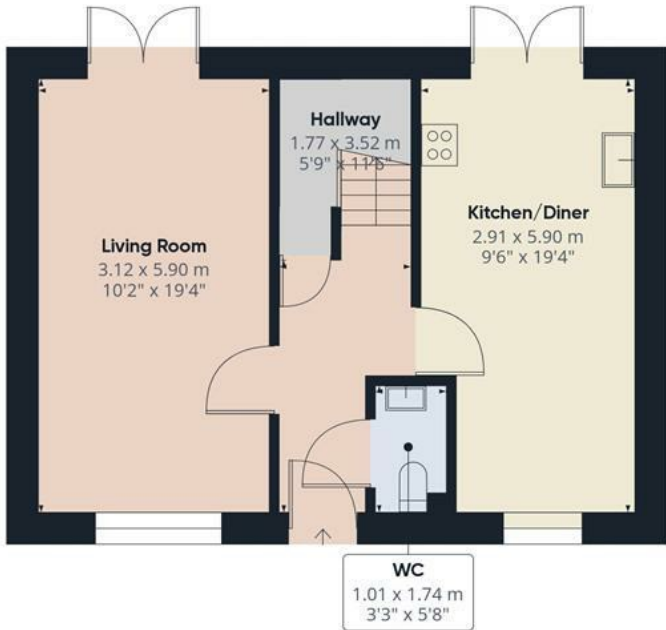
#### Outside

The outside of the property to the front elevation offers a laid to lawn fore garden with central pathway leading to the front entrance door. The side elevation offers a driveway providing parking which leads to the garage. The rear elevation offers a generously sized garden, which is mainly laid to lawn, with patio area ideal for seating, all of which is enclosed via timber fencing.

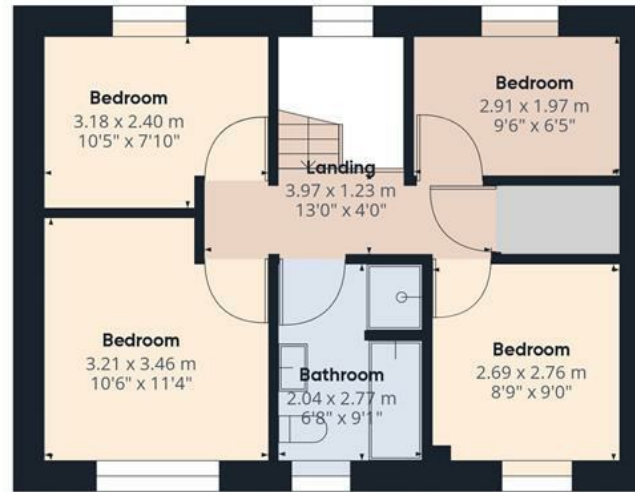








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

105.28 m<sup>2</sup>

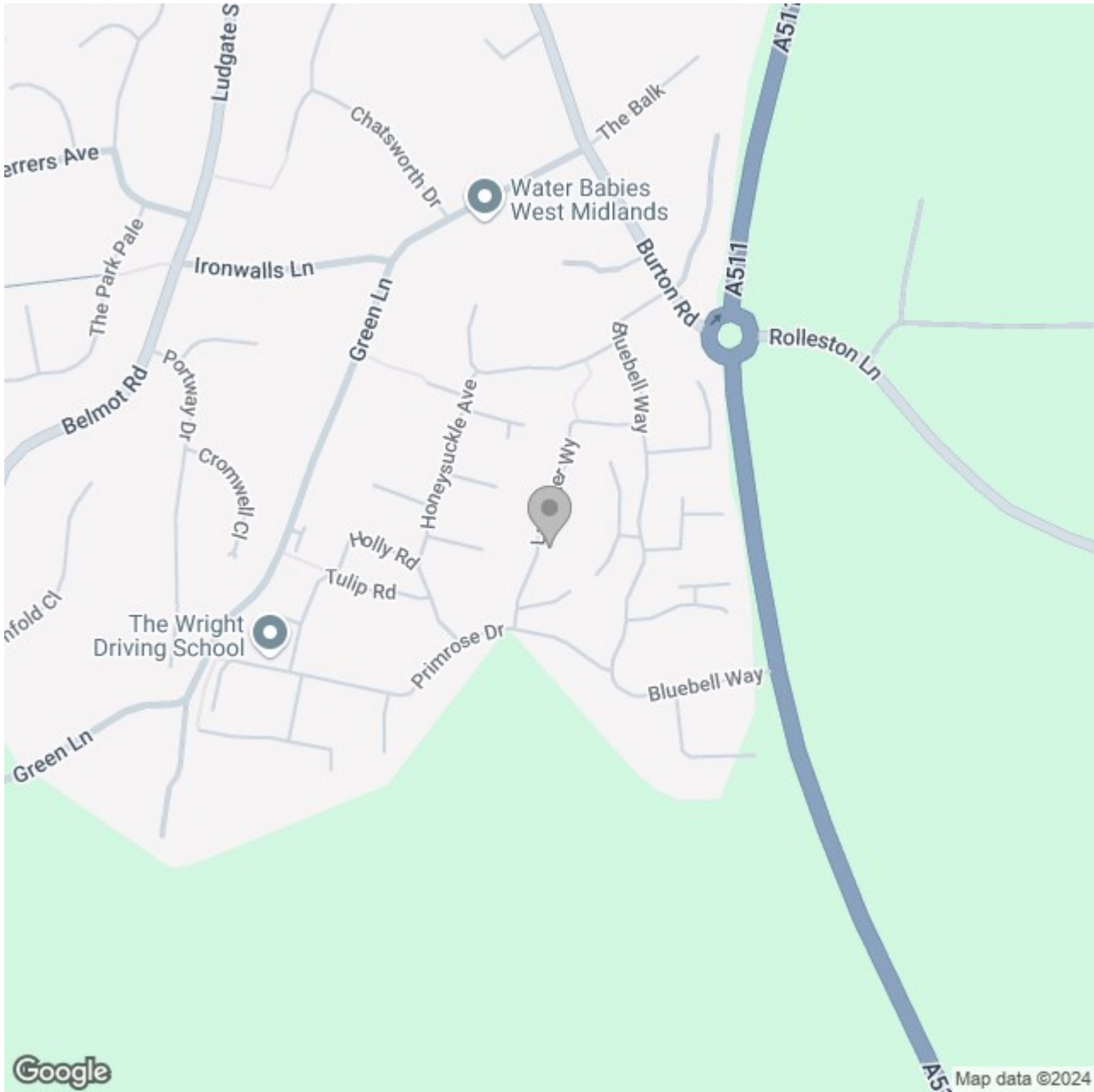
1133.26 ft<sup>2</sup>

(1) 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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## 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>		
(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	