





****360 VIRTUAL TOUR**** A beautifully appointed three bedroom detached cottage, newly constructed with character features. The property benefits from an extensive living room with log burning stove, further reception room, three well proportioned bedrooms, stunning four piece bathroom and a driveway providing parking facility. The property also benefits from a mooring with canal side views from garden. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance Hall

With central heating radiator, double glazed windows to the front elevation and a solid wood front entrance door.

Kitchen

With a selection of farm house style units, space for washing machine, quarry tiled floor, central heating radiators, double glazed window to the rear and front elevation and a composite stable door leading out onto the garden.

Dining Room

With two central heating radiators, exposed brick feature wall, oak staircase rising to the first floor, double glazed window to the front elevation, double glazed French doors leading out onto the garden and an opening leading through to the living room.

Living Room

With two central heating radiators, double glazed windows to the side and rear elevations and a stunning exposed brick fire place with recessed log burning stove.

First Floor Landing

With a double glazed window to the front elevation and doors leading off to:

Family Bathroom

With a three piece suite comprising: high level wc, wash hand basin with individual hot and colds tap, roll top bath with handset and mixer tap, shower cubicle with electric shower over, central heating



radiator and a double glazed window to the side elevation.

Master Bedroom

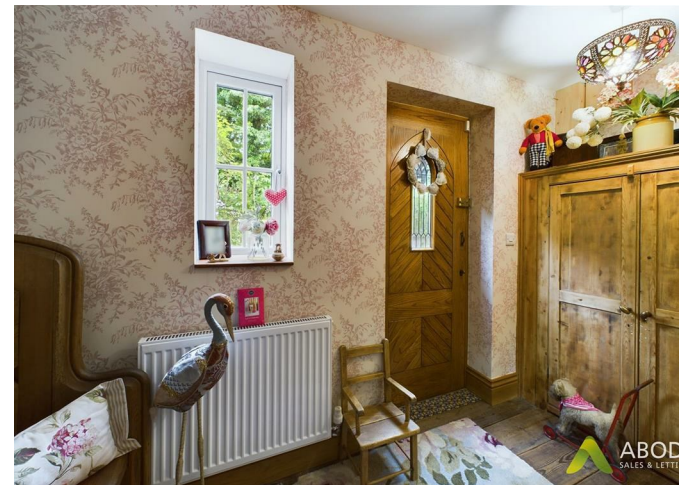
With central heating radiators and double glazed windows to the side and rear elevations.

Bedroom Two

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

Bedroom Three







With two central heating radiator and double glazed windows to the front and rear elevations.

Outside

The outside of the property to the front elevation offers a driveway providing parking facility which leads to the back garden. The rear elevation features a beautiful mature garden having an array of flowers and shrubs, stunning patio area over looking the adjacent canal with mooring rights.





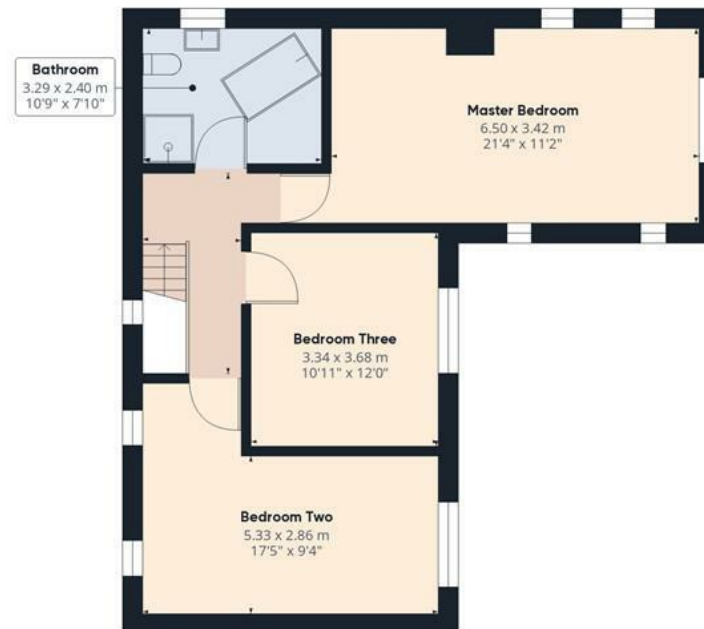








Floor 0



Floor 1

Approximate total area⁽¹⁾

132.47 m²
1425.85 ft²

Reduced headroom

1.23 m²
13.24 ft²

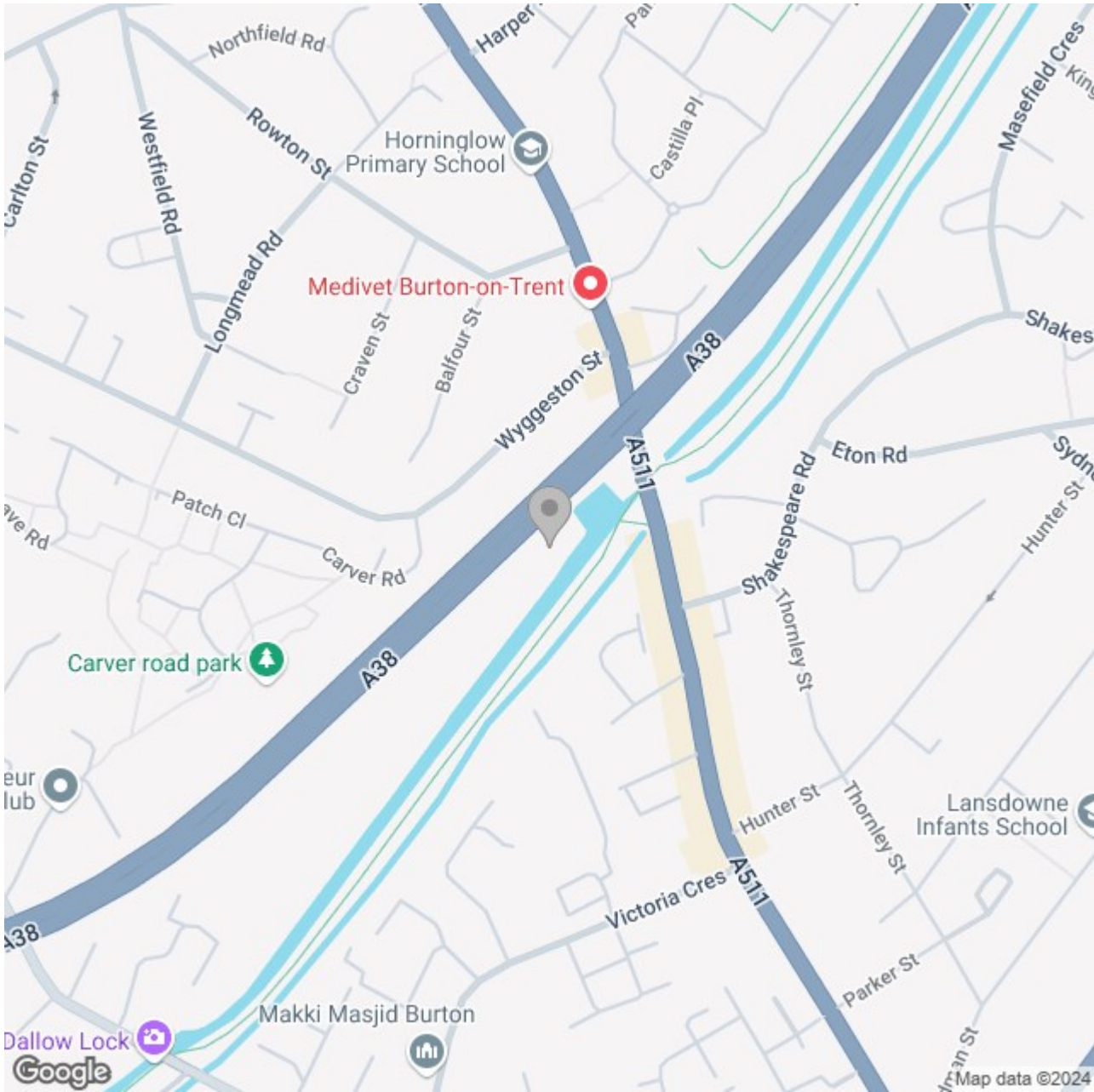
(1) Excluding balconies and terraces.

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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	