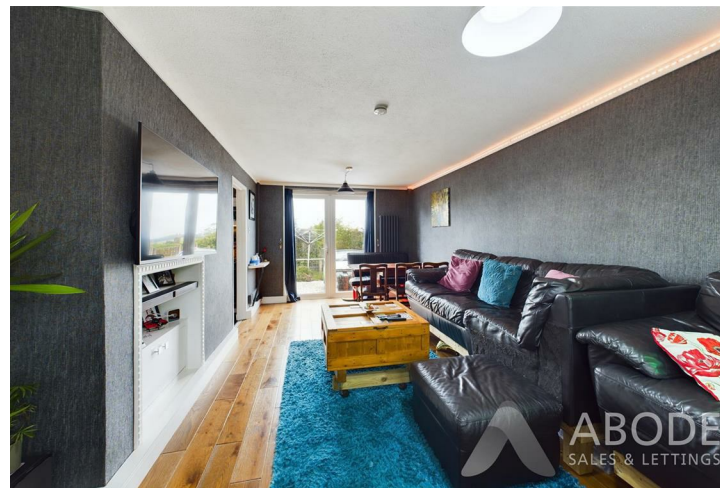






A superb opportunity to obtain a three bedroom property, situated within a generously sized plot, having a driveway and detached garage. The property is situated close to local amenities and transport links and benefits from three well proportioned bedrooms, large lounge diner, modern fitted kitchen and a spacious utility room. Viewing is highly recommended strictly via appointment only.



## Accommodation

### Entrance hall

With stairs rising to the first floor and door leading to:

### Lounge diner

With two central heating radiators, double glazed window to the front elevation, built in storage, double glazed French doors leading out onto the garden and a door leading to:

### Kitchen

With a selection of matching wall and base units, having under counter drawers, straight edge work surface, double glazed window to the rear elevation, central heating radiator, sink with mixer tap and drainer, space for: cooker, fridge freezer, dishwasher, recessed spotlighting and a door leading to:

### Utility room

With a selection of base units having space for washing machine, sink with mixer tap, double glazed window to the side elevation and a double glazed door leading to the side of the property.

### First floor landing

With loft hatch, airing cupboard 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, double glazed window to the rear elevation and a built in wardrobe.

### Bedroom Three

With central heating radiator, double glazed window to the front elevation and a built in wardrobe.

### Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, heated ladder towel rail, bath with mixer tap and gravity shower over, double glazed







window to the rear elevation and an electric extractor fan.

#### Outside

The outside of the property to the front elevation offers a fore garden which leads to the front entrance door and a driveway leading to a gate providing access to further driveway and detached garage. The rear elevation has a a laid to lawn garden with patio area ideal for seating and entertaining.



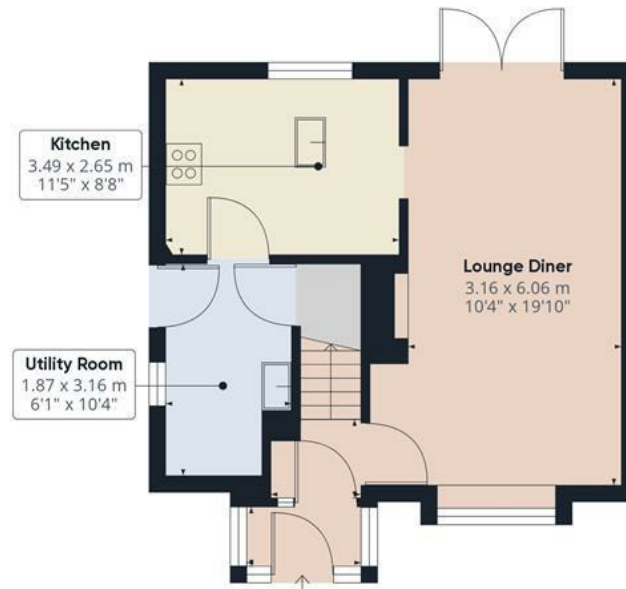










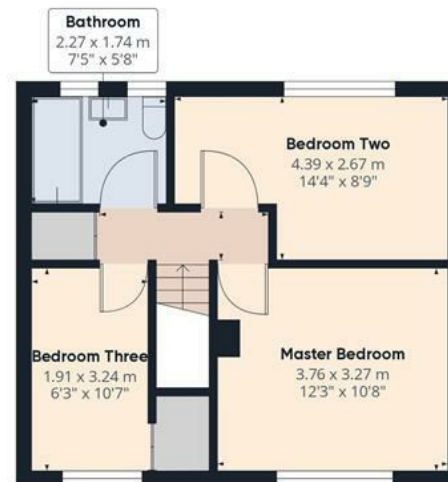


Floor 0

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

78.16 m<sup>2</sup>

841.31 ft<sup>2</sup>



Floor 1

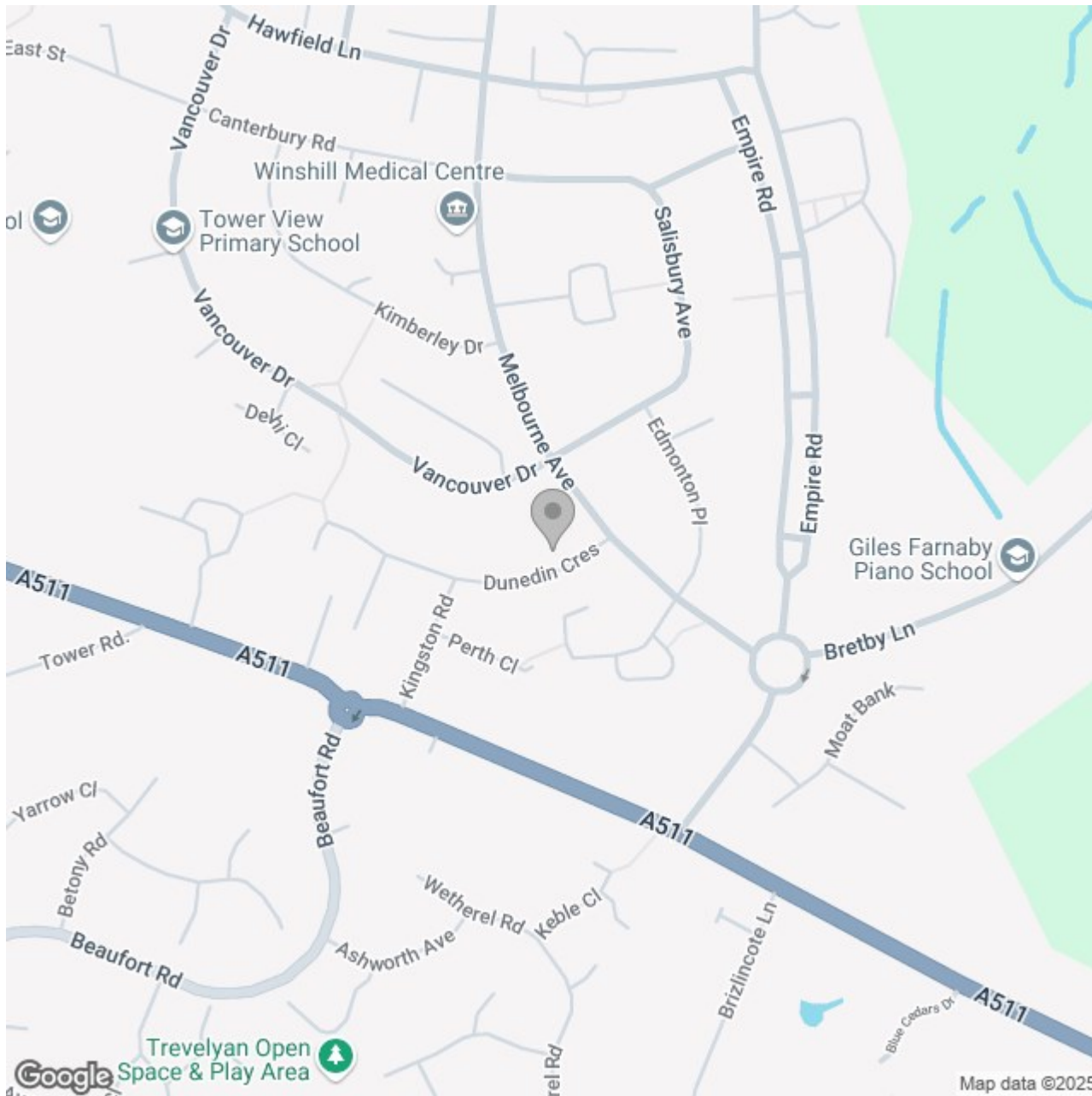
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## 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	