







\*\*\*\* NO APPOINTMENT NECESSARY \*\*\*\*  
AVAILABLE FULLY FURNISHED \*\*\*\* EX  
SHOW HOME AND NOT LIVED IN \*\*\*\*  
This is a great opportunity to purchase  
a new build David Wilson semi  
detached property offering a hall and  
guest cloakroom, lounge, fitted dining  
kitchen with built in appliances. Three  
bedrooms, master with wardrobes and  
an en suite shower room. Family shower  
room, front and rear gardens and a side  
drive. OFFERED FOR SALE WITH NO  
UPWARD CHAIN.





## HALL

Entrance door into the hall with radiator and door to -

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Upvc double glazed window to the front, radiator and door to the inner hall.

## INNER HALL

Stairs to the first floor and door to the kitchen.

## KITCHEN DINER

Fitted wall mounted, base and drawer unit with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and an extractor hood, integrated dishwasher, washing machine and fridge freezer. Upvc double glazed window and doors onto the garden and a radiator.

## FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

## BEDROOM 1

Fitted wardrobes, radiator and upvc double glazed window.

## EN SUITE

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

## BEDROOM 2

Upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.



## SHOWER ROOM

Double walk in shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Front garden area with well established shrubs and plants. Long side drive and gated access to the enclosed rear garden with a lawn and paved patio.



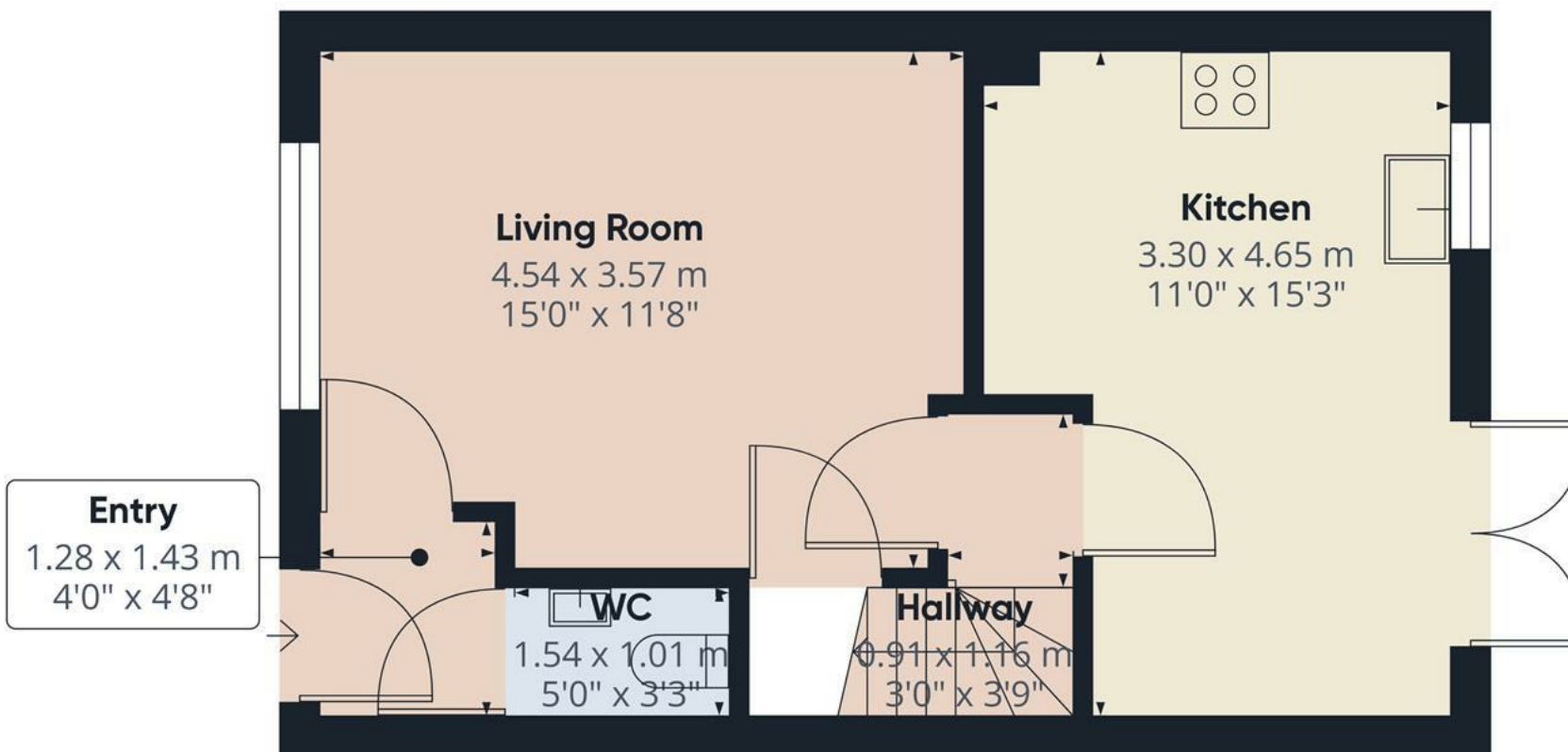












Approximate total area<sup>(1)</sup>

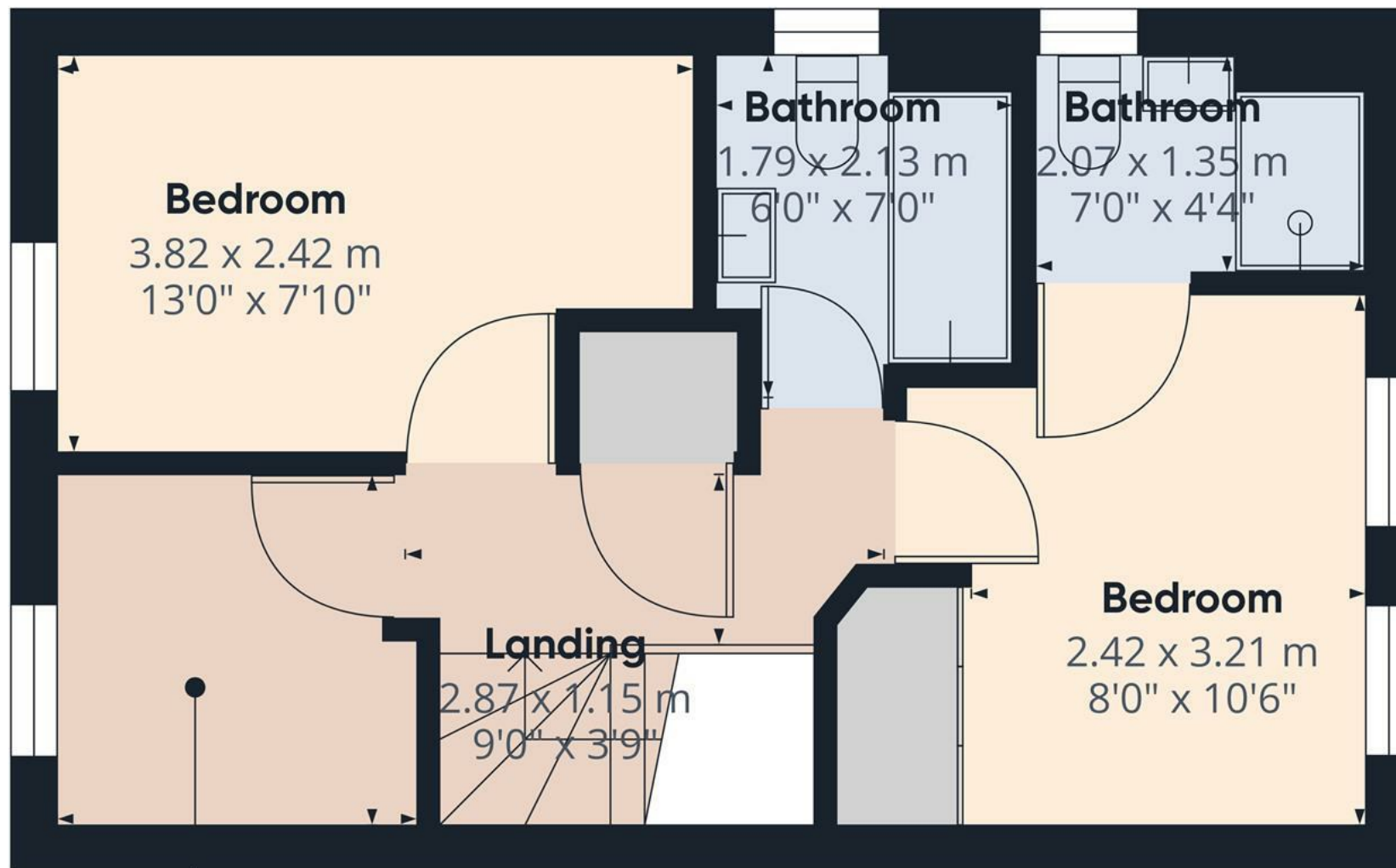
36.5 m<sup>2</sup>  
392.88 ft<sup>2</sup>

(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.

GIRAFFE360

Floor 0



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

32.8 m<sup>2</sup>  
353.06 ft<sup>2</sup>

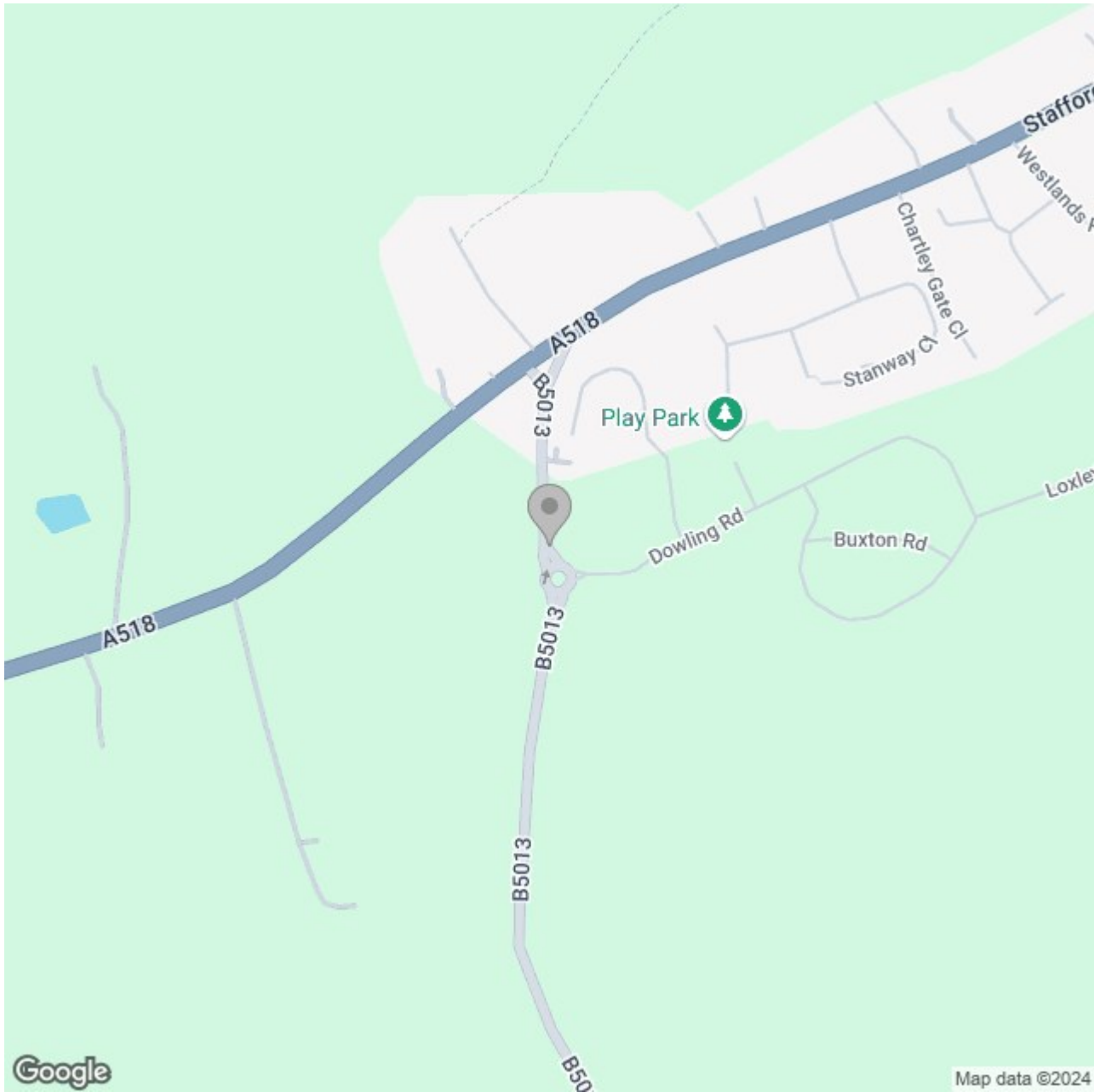
(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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	