





**** IMMACULATE PROPERTY WITH DOUBLE WIDTH DRIVE AND A LARGER PLOT **** Modern three bedroom property in a perfect position offering a hall, lounge, kitchen diner with doors onto the garden, guest cloakroom, master bedroom with wardrobes and an ensuite, good size garden and single garage. EARLY VIEWING IS HIGHLY RECOMMENDED.



HALL

Entrance door into the hall with radiator, window to the side, stairs to the first floor and a door to the lounge.

LOUNGE

Window to the front, radiator, storage cupboard and a door to the dining kitchen.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and quartz work surfaces. Fitted electric oven with gas hob and an extractor hood, integrated washing machine, dishwasher and fridge freezer. Tiled floor, radiator, windows and doors on to the garden.

CLOAKROOM

Low flush wc, wash hand basin and radiator.

FIRST FLOOR LANDING

Storage cupboard, window, loft access and doors to -

BEDROOM

Wardrobes with sliding mirror doors, radiator and a window to the front.

Ensuite

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

BEDROOM

Window and radiator.

BEDROOM

Window and radiator.



BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin and a radiator.

OUTSIDE

Set away from the road with a double width drive and a single garage with up and over door, power and light. The rear garden is a good size and offers a lawn and paved patio.

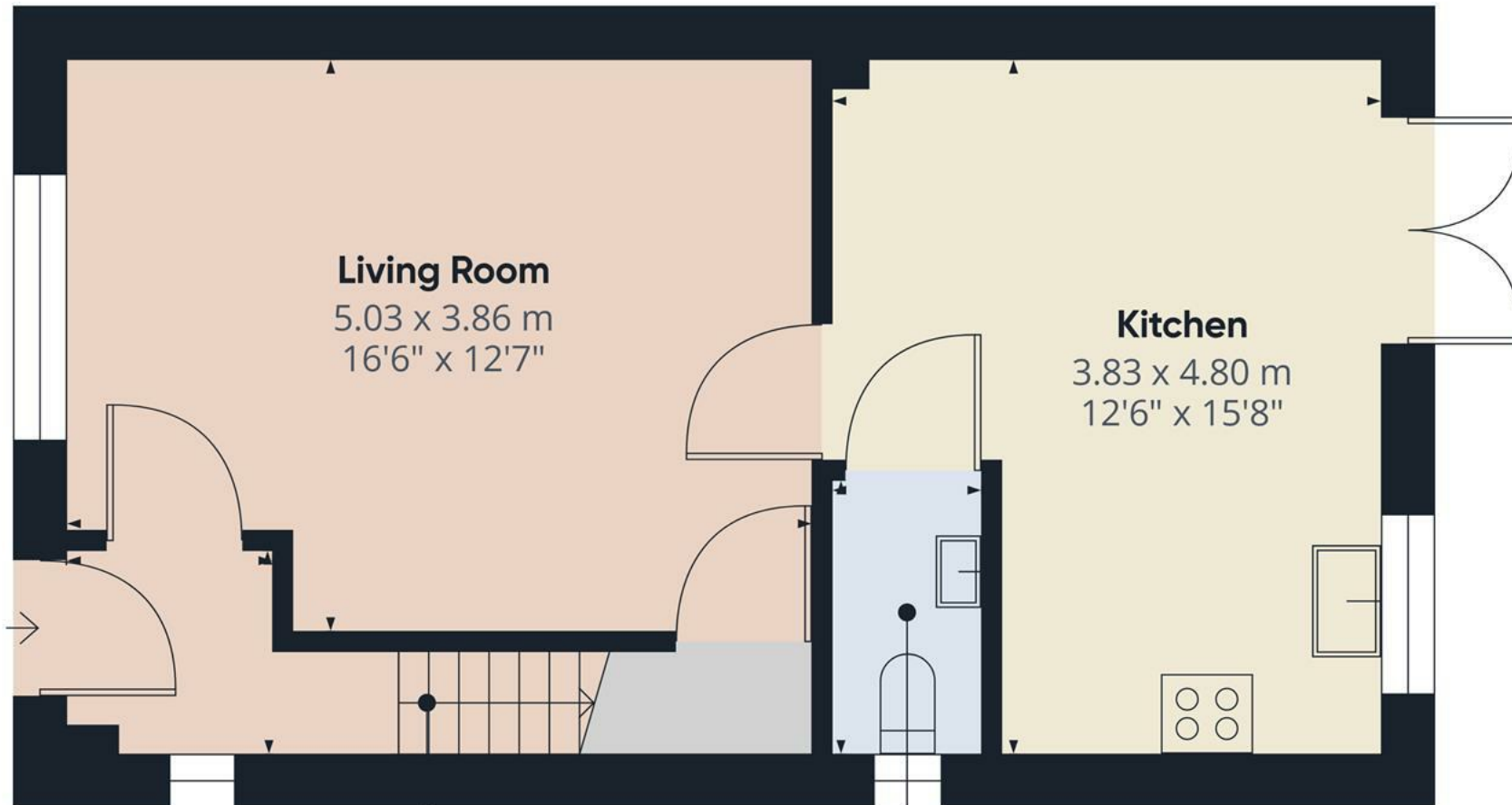












Living Room
5.03 x 3.86 m
16'6" x 12'7"

Kitchen
3.83 x 4.80 m
12'6" x 15'8"

Hallway
1.46 x 1.50 m
4'9" x 4'10"

WC
1.05 x 1.87 m
3'5" x 6'1"

Approximate total area⁽¹⁾
42.25 m²
454.77 ft²

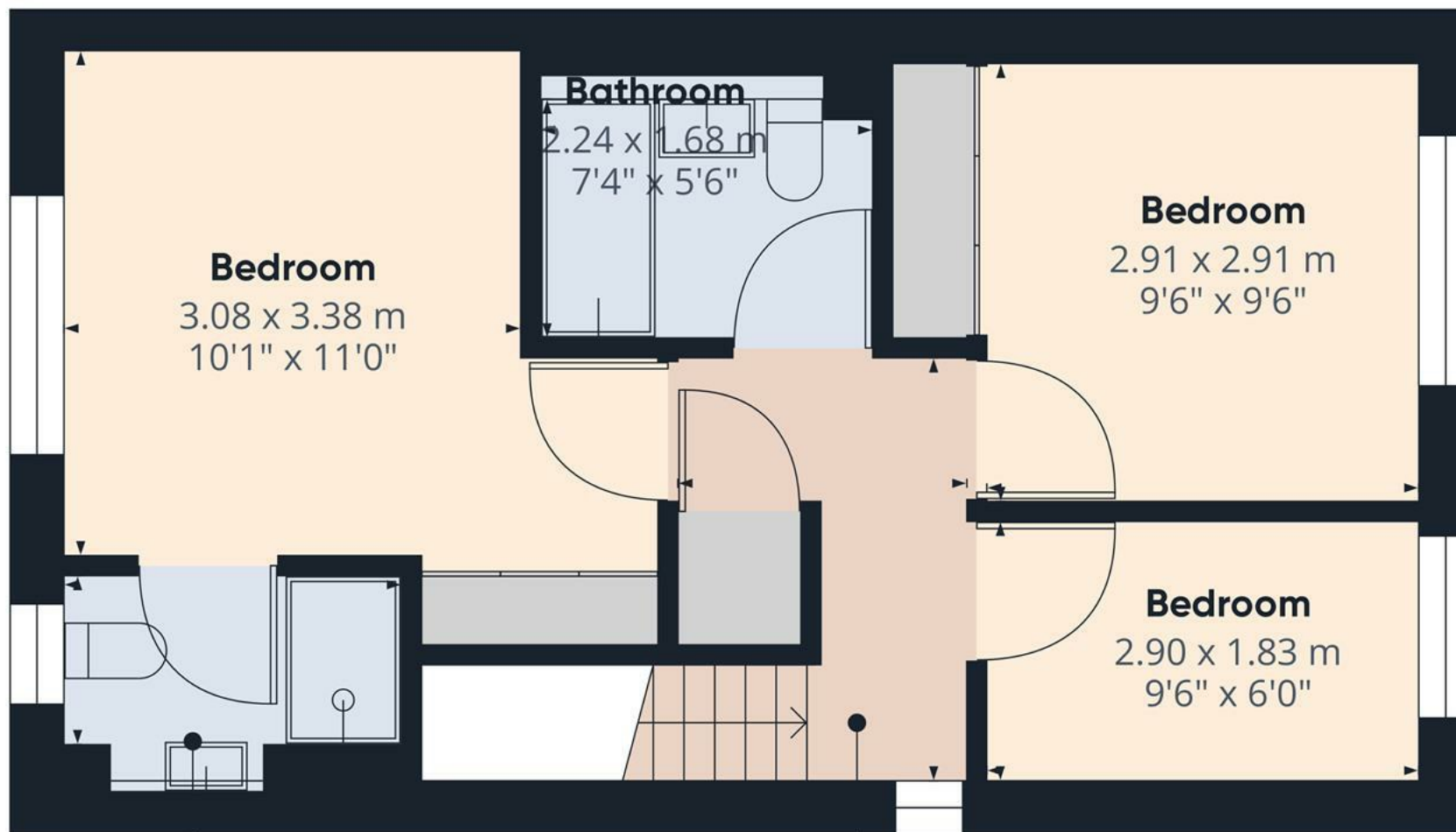
(1) Excluding balconies and terraces

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.

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Floor 0



Bathroom
2.27 x 1.20 m
7'5" x 3'11"

Landing
1.92 x 2.87 m
6'3" x 9'4"

Bedroom
3.08 x 3.38 m
10'1" x 11'0"

Bathroom
2.24 x 1.68 m
7'4" x 5'6"

Bedroom
2.91 x 2.91 m
9'6" x 9'6"

Bedroom
2.90 x 1.83 m
9'6" x 6'0"

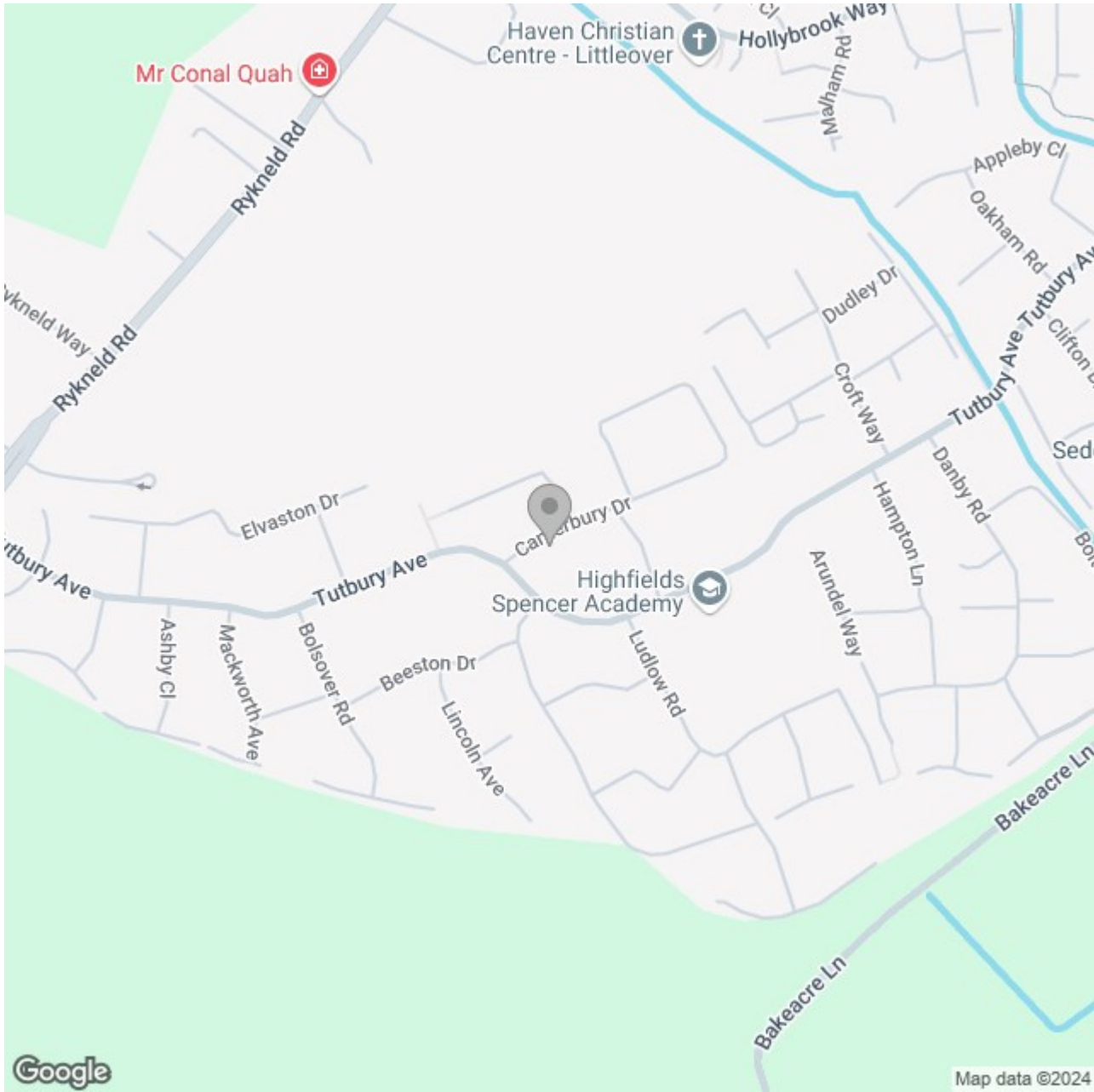
Approximate total area⁽¹⁾
38.63 m²
415.8 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(69-80) C		
(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

