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SUMMARY

A well presented three bedroom detached home situated within a popular location. The property built by Davidson Homes benefits from a builders warranty, spacious living room, en-suite to the master bedroom and a driveway leading to a garage with up and over door. The accommodation comprises: entrance hallway, lounge, dining kitchen, utility room and WC. To the first floor, there are three bedrooms and two bathrooms. The property has gas central heating and double glazing. Driveway parking, single garage and garden.

ENTRANCE HALL

With double glazed entrance door, with a radiator and stairs rising to the first floor.

WC

Fitted WC and wash hand basin, with a radiator and extractor vent.

LOUNGE

18'0" x 9'7"

With two radiators, a double glazed side bay window and further double glazed front window.

KITCHEN DINER

18'0" x 9'7"

A open kitchen/dining room with French doors out to the garden. Fitted with a range of base and wall level units, sink and drainer, double electric oven, gas hob and hood, integrated dishwasher, fridge and freezer, Amtico flooring, radiator, double glazed windows and a door to:



UTILITY ROOM

6'2" x 4'10"

Fitted with preparation work surface, plumbing for a washing machine, space for a tumble dryer, Amtico flooring, radiator, wall mounted gas boiler, extractor vent, under stairs storage cupboard and a double glazed rear door.

FIRST FLOOR LANDING

With double glazed rear window, built in over stairs cupboard and doors leading off to :-







MASTER BEDROOM

11'10" x 9'10"

A generous double bedroom with built in wardrobes, double glazed side window, radiator and a door to:-

EN-SUITE SHOWER ROOM

Fitted with shower enclosure, wc, wash hand basin, tiled splash backs, radiator, ceiling spotlights, extractor vent and double glazed window to the front elevation.

BEDROOM TWO

11'3" x 8'7"

With double glazed window to the side elevation and radiator.



BEDROOM THREE

10'1" x 9'1"

With double glazed window to the front elevation and radiator

FAMILY BATHROOM

Fitted three piece suite comprising bath with a mixer shower and screen, wash hand basin and WC, radiator, tiled splash backs, ceiling spotlights, extractor vent and a double glazed window to the front elevation.

OUTSIDE

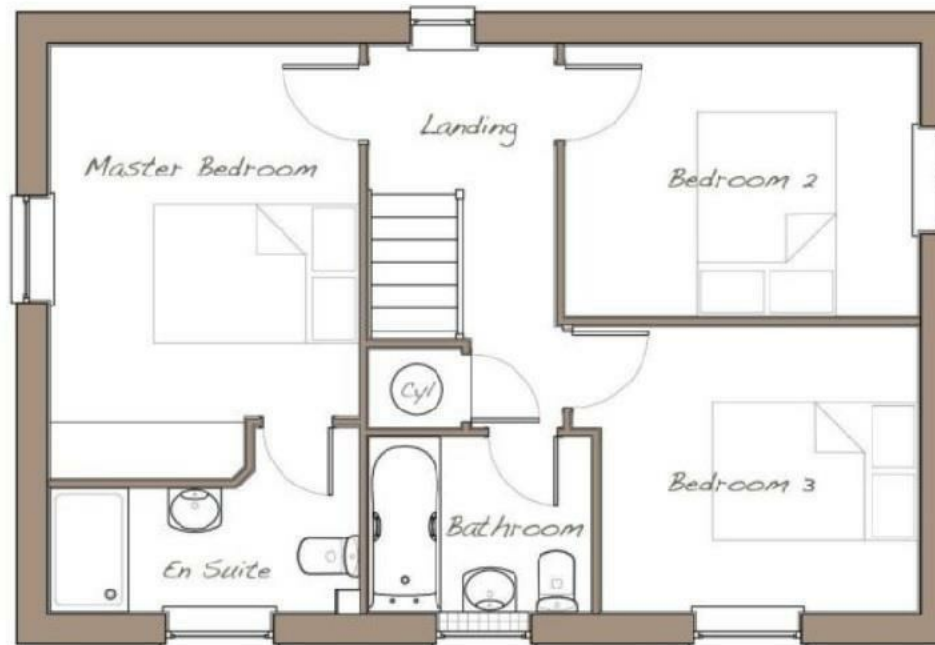
Outside the front and side lawn garden with a miniature hedge border with a path to the entrance door with a storm canopy, driveway parking leading to the garage and gated access to the rear garden which is mainly laid to lawn with fenced boundaries and a decked area ideal for seating. .

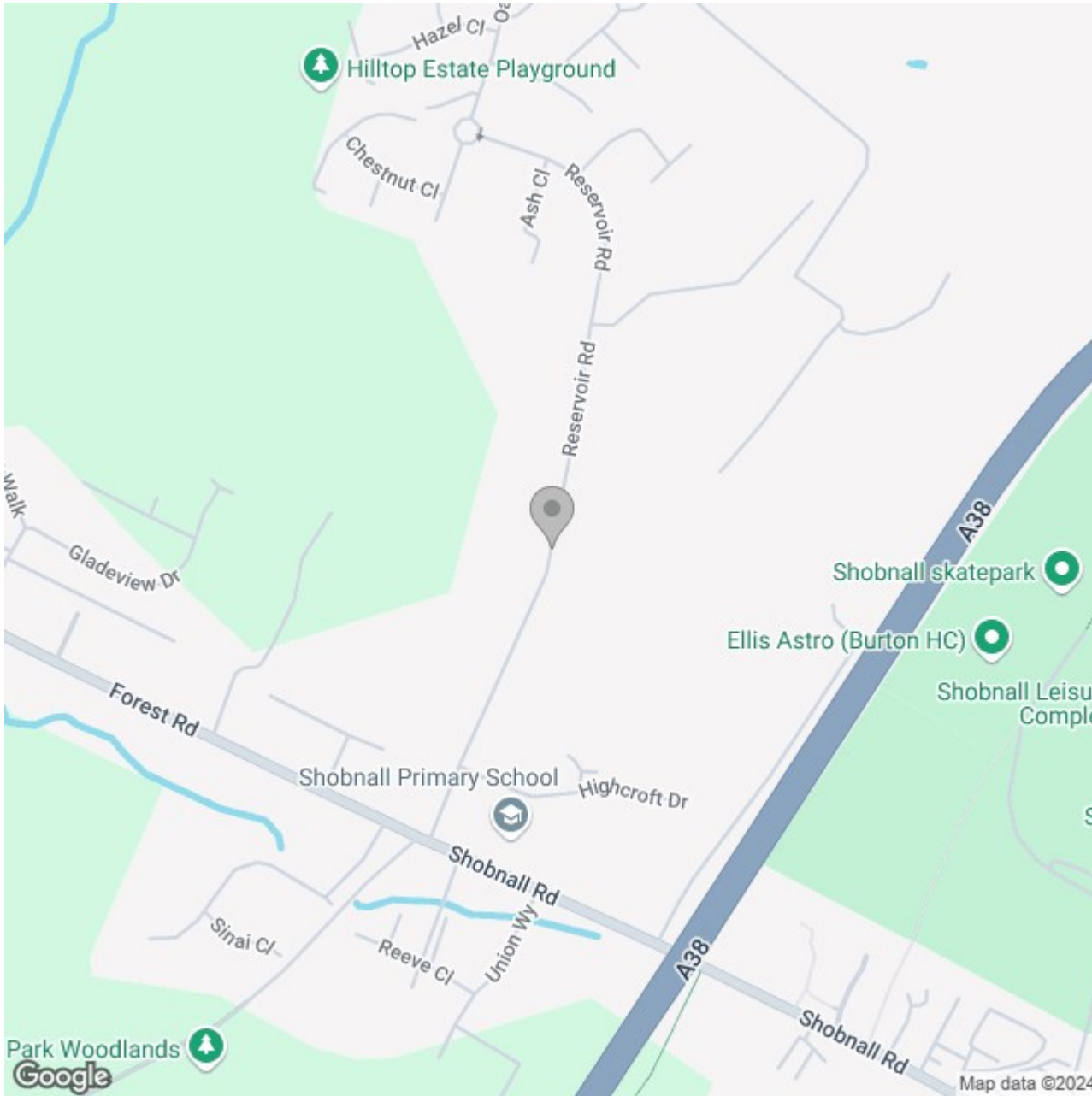


The garage has a up and over doo, electric light and power connected and useful roof storage space.









Energy Efficiency Rating

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