





\*\*\*\* THREE BEDROOM  
DETACHED PROPERTY ON A  
GOOD SIZE PLOT IN QUIET  
CUL DE SAC \*\*\*\* Well  
presented home offering a  
porch and hall, lounge with  
log burner, fitted kitchen  
with dining area, utility room  
and a bathroom, further  
reception room on the  
ground floor or bedroom 3.  
The first floor offers two  
double bedrooms and a  
shower room. Ample  
parking, single garage and a  
mature garden with lawn,  
greenhouse and sheds. NO  
CHAIN.



## PORCH

Entrance door into the hall with door into the hall.

## HALL

Stairs to the first floor, radiator and doors to -

## LOUNGE

Feature brick fireplace with log burner, upvc double glazed window onto the garden and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer. Integrated dishwasher and fridge, space for a cooker and further appliances, upvc double glazed window onto the garden. The dining area offers window and doors onto the garden, radiator and door to the garage,

## UTILITY ROOM

Fitted cupboard, work surfaces appliance space and plumbing for a washing machine, storage cupboard and door to the bathroom.

## BATHROOM

Panel enclosed bath with a shower and shower screen, vanity sink unit with fitted storage and wash hand basin, low flush wc, radiator and upvc double glazed window.



## FIRST FLOOR LANDING

Doors to -

## BEDROOM

Wardrobes, cupboards and eaves storage cupboards, radiator and upvc double glazed window.







## BEDROOM

Eaves storage cupboards, radiator and upvc double glazed window.

## SHOWER ROOM

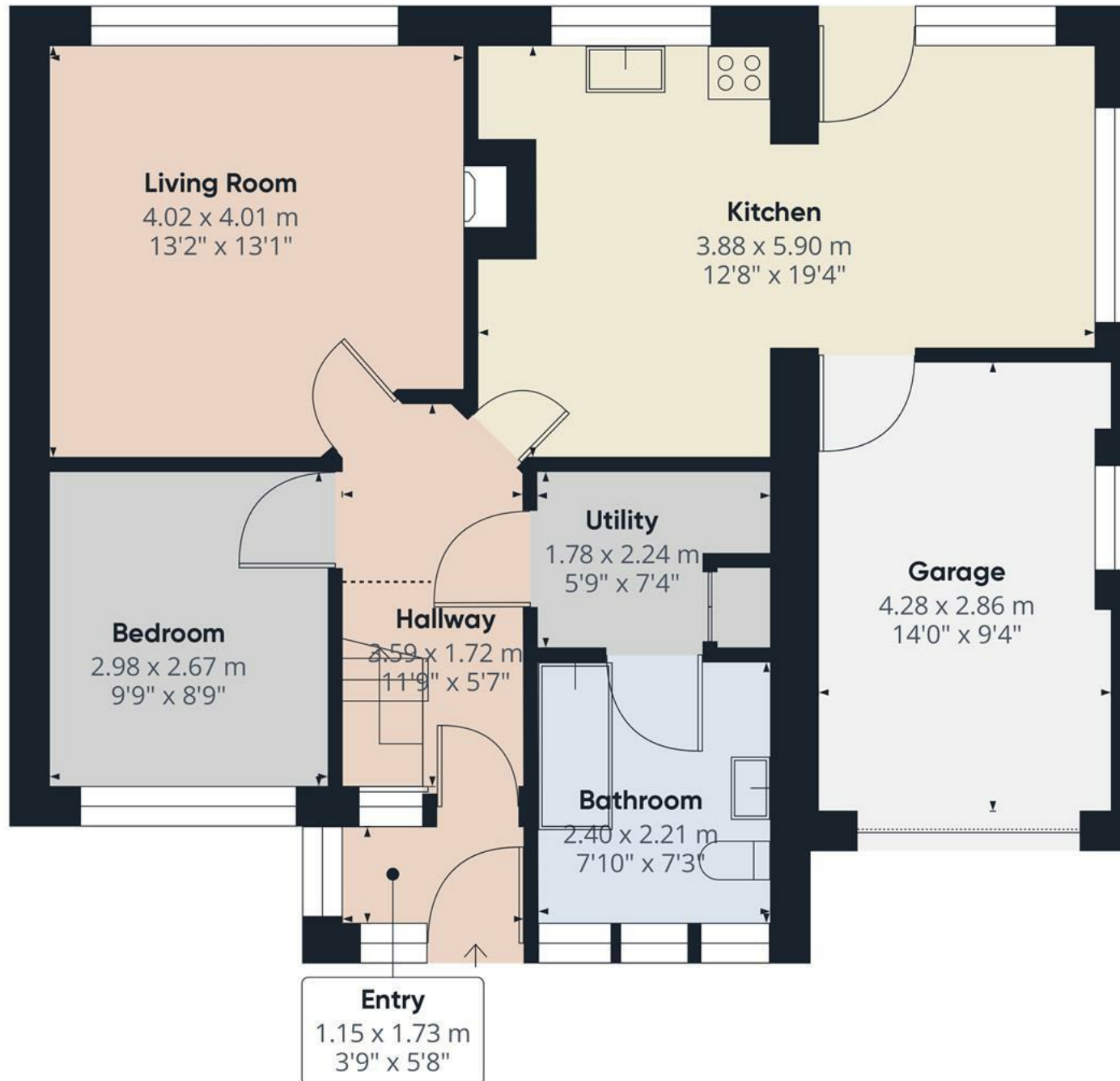
Corner shower cubicle, vanity sink unit with wash hand basin and storage, low flush wc, chrome heated towel radiator and upvc double glazed window.

## OUTSIDE

Ample parking to the front and a single garage. Side gated access to the enclosed rear garden offering a lawn, seating areas, mature plants and shrubs, greenhouse and sheds.







Floor 0

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

73.03 m<sup>2</sup>

786.08 ft<sup>2</sup>

**Reduced headroom**

0.93 m<sup>2</sup>

9.96 ft<sup>2</sup>

(1) Excluding balconies and terraces

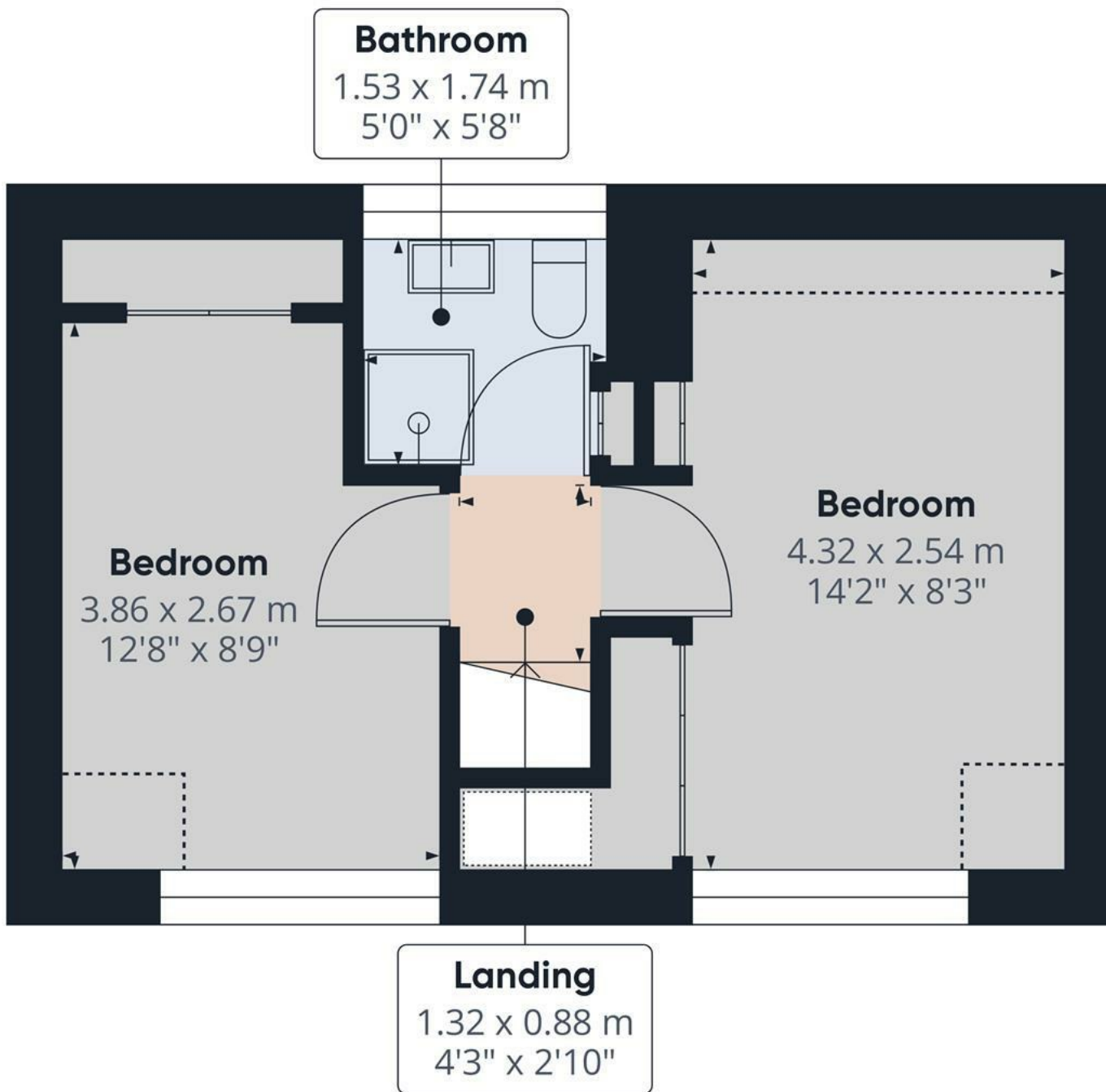
**Reduced headroom**

..... Below 1.5 m/5 ft

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**



Floor 1

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

27.88 m<sup>2</sup>  
300.09 ft<sup>2</sup>

**Reduced headroom**

1.85 m<sup>2</sup>  
19.91 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

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**



