





**** GOOD SIZE FOUR BEDROOM FAMILY HOME **** Modern semi detached property offering a hall, cloakroom, kitchen diner and a lounge with door onto the garden. Three bedrooms and bathroom on the first floor, master bedroom and en suite shower room on the second floor. Side drive, single garage and a rear garden. CABIN/WORKSHOP WITH POWER.



HALL

Entrance door into the hall with a radiator, stairs to the first floor and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator and window.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor, plumbing and space for Botha washing machine and dishwasher. Space for a fridge freezer, radiator and window to the front.

LOUNGE

Radiator, window and doors onto the garden.

FIRST FLOOR LANDING

Stairs to the second floor and doors to -

BEDROOM

Window and radiator.

BEDROOM

Window and radiator.

BEDROOM

Window and radiator.

BATHROOM

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

SECOND FLOOR



MASTER BEDROOM

Window, radiator and door to -

EN SUITE

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

OUTSIDE

Side drive down to a single garage. Gated access to the rear garden with lawn and patio. Including in the sale is a cabin/workshop with power.

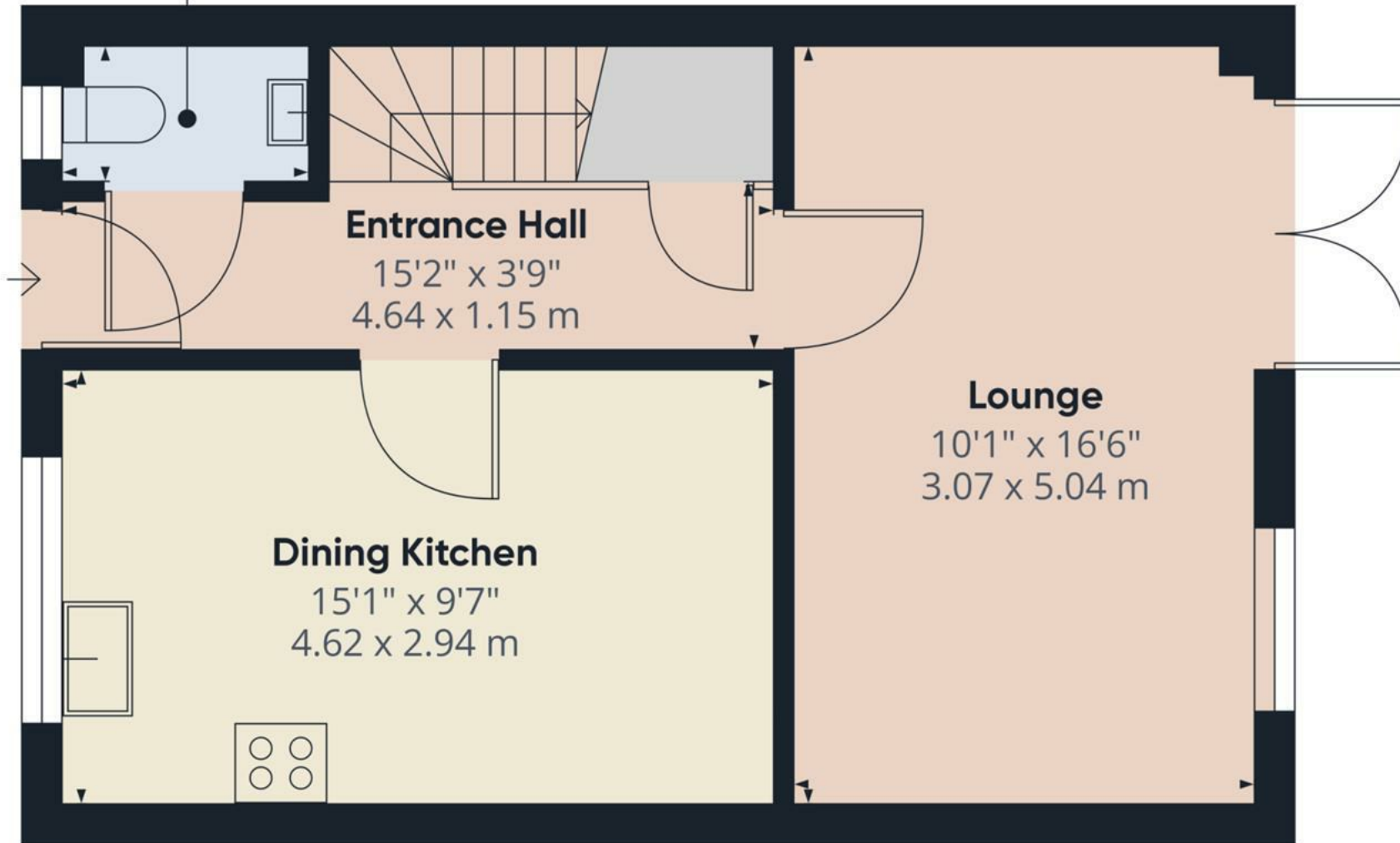






Cloakroom/WC

5'6" x 3'1"
1.70 x 0.94 m



Approximate total area⁽¹⁾

420.31 ft²
39.05 m²

(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.

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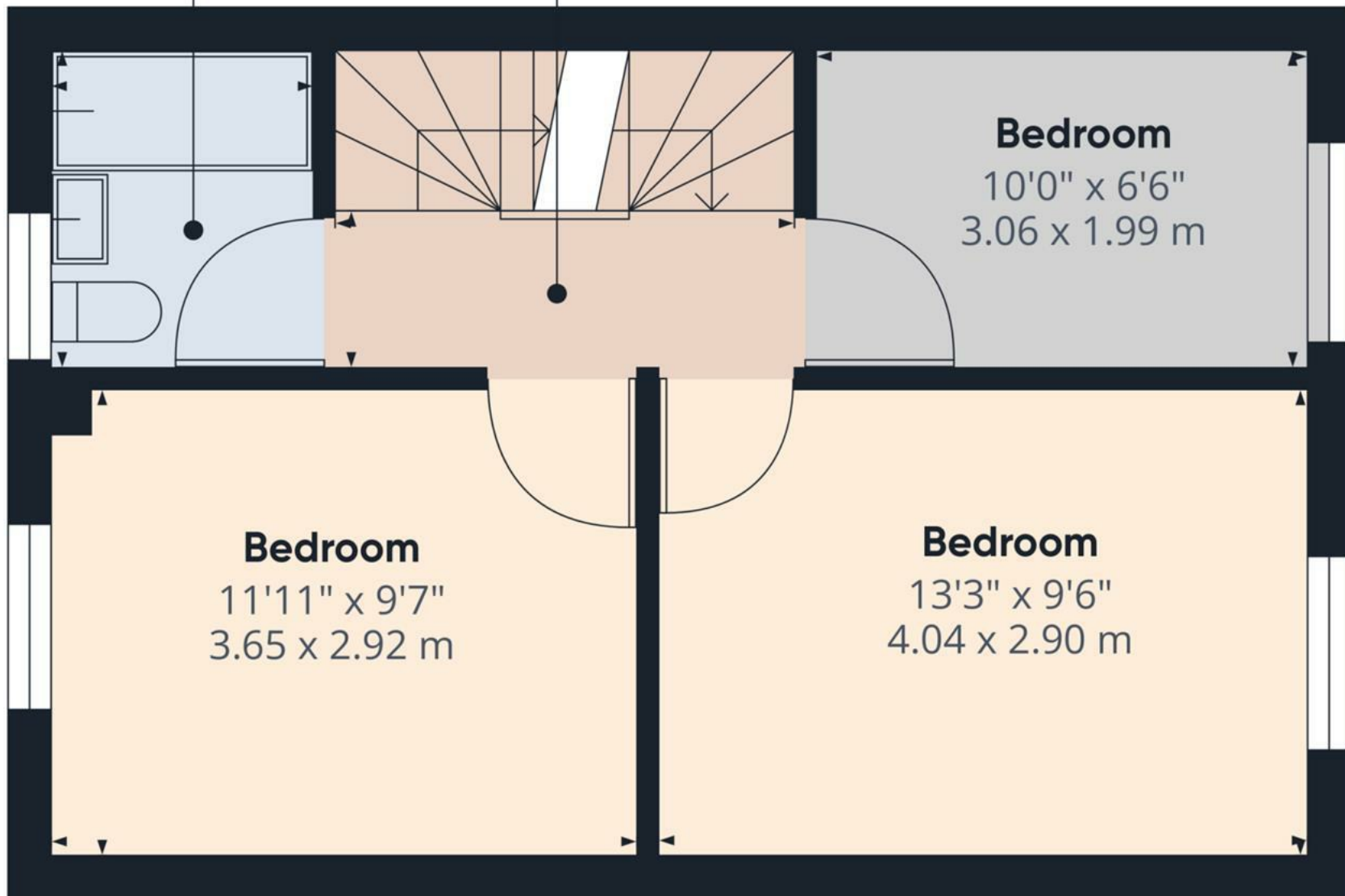
Ground Floor

Bathroom

5'6" x 6'7"
1.68 x 2.01 m

First Floor Landing

9'3" x 3'5"
2.84 x 1.06 m



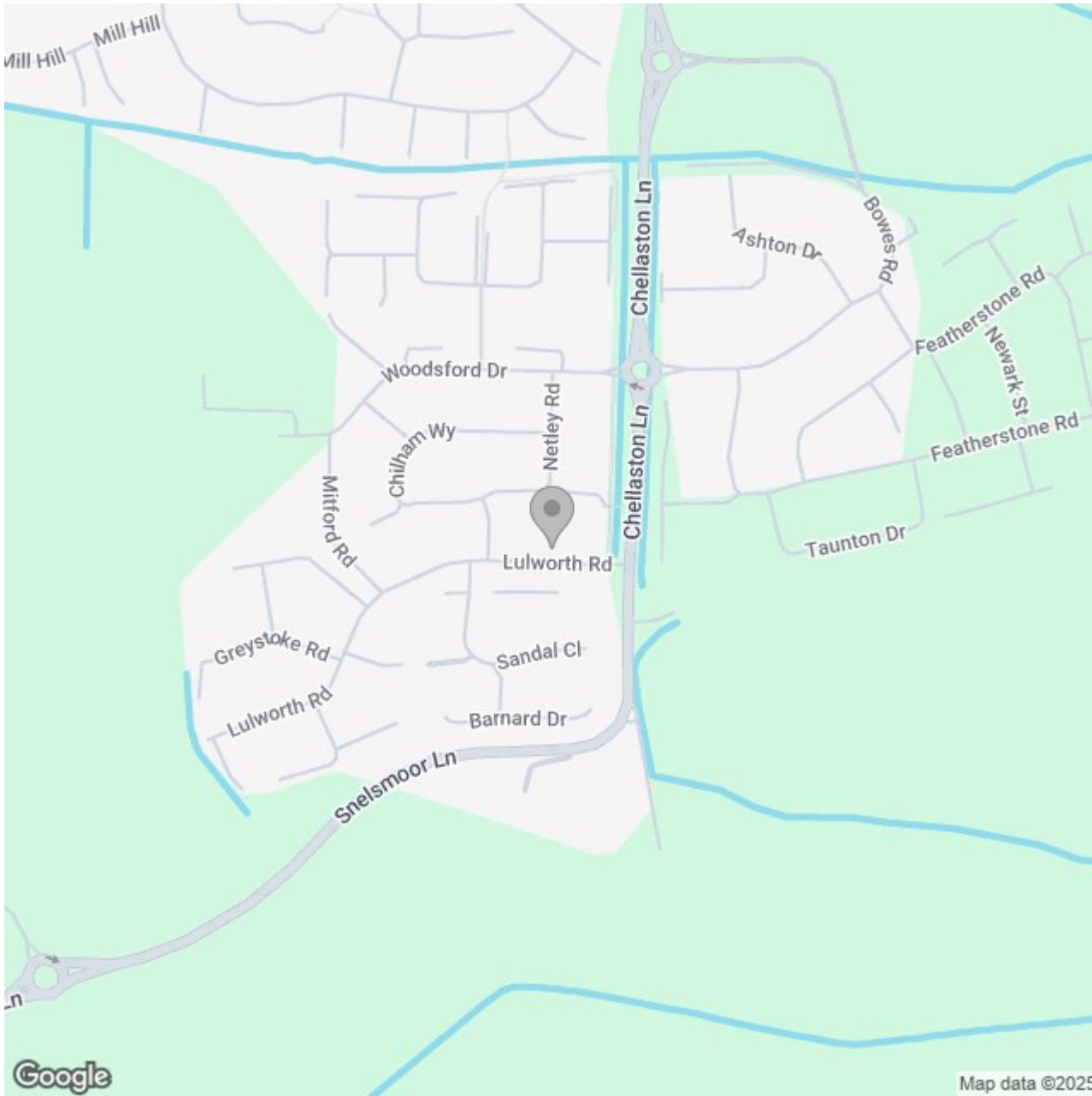
Approximate total area⁽¹⁾

408.52 ft²
37.95 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	