





\*\*\*\* LANDSCAPED GARDEN \*\*\*\*  
IMMACULATE CONDITION \*\*\*\* Modern detached property offering a hall with guest cloakroom, lounge and a diner, fitted kitchen, three first floor bedrooms, master with an suite shower room and a family bathroom. Parking and a single garage, enclosed rear garden.  
INTERNAL VIEWING HIGHLY RECOMMENDED.



## HALL

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

## CLOAKROOM

Vanity sink unit with a wash hand basin and cupboard under, low flush wc and radiator.

## LOUNGE

Modern feature fireplace, radiator and upvc double glazed window to the front.

## DINER

Patio doors onto the garden and a radiator.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor hood, plumbing for a washing machine and further appliance spaces. Upvc double glazed window and door onto the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.

## EN SUITE

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

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.



## BATHROOM

P'shap bath with shower and shower screen, wash hand basin, low flush wc, radiator and upvc double glazed window.

## OUTSIDE

Front parking and a single garage. Enclosed rear garden with paved patio and a lawn.







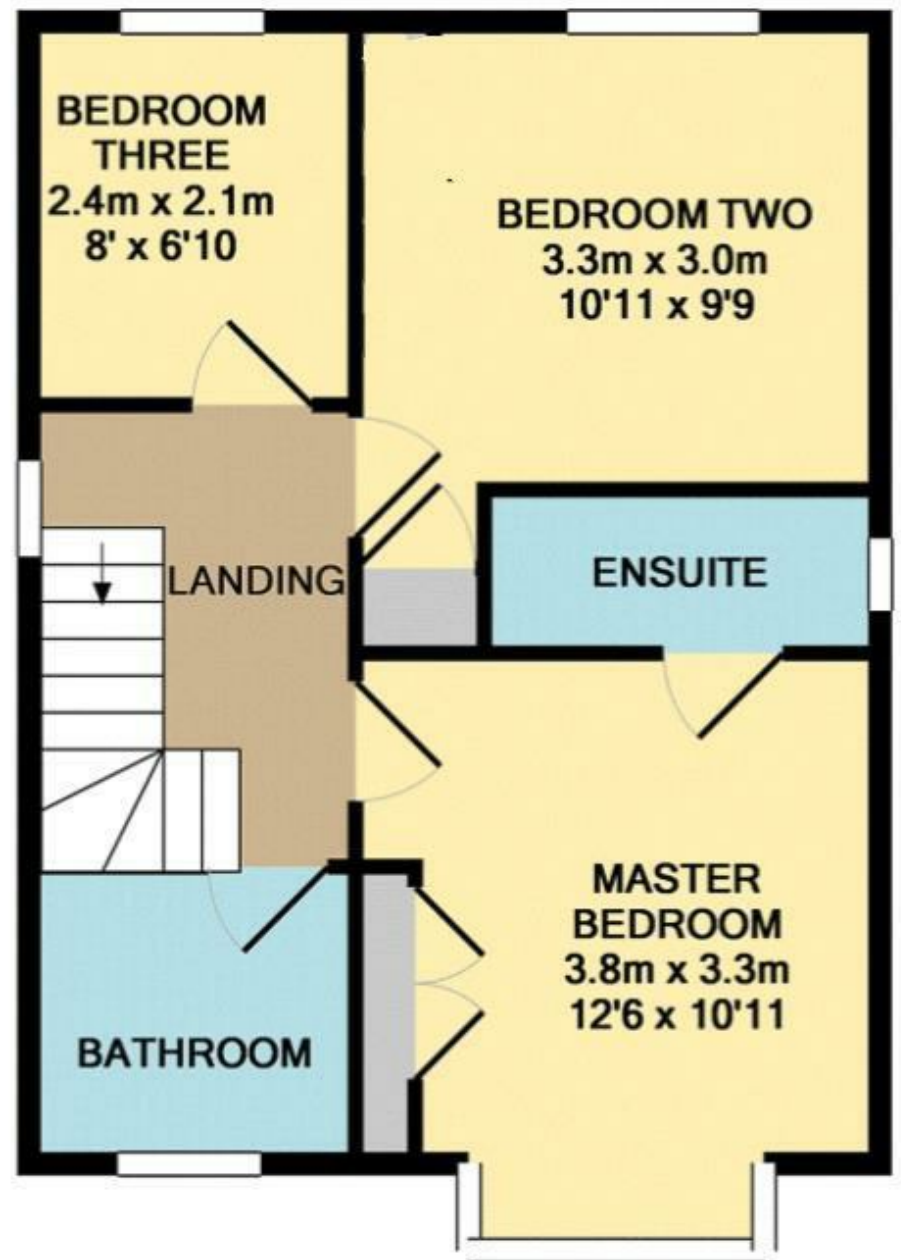
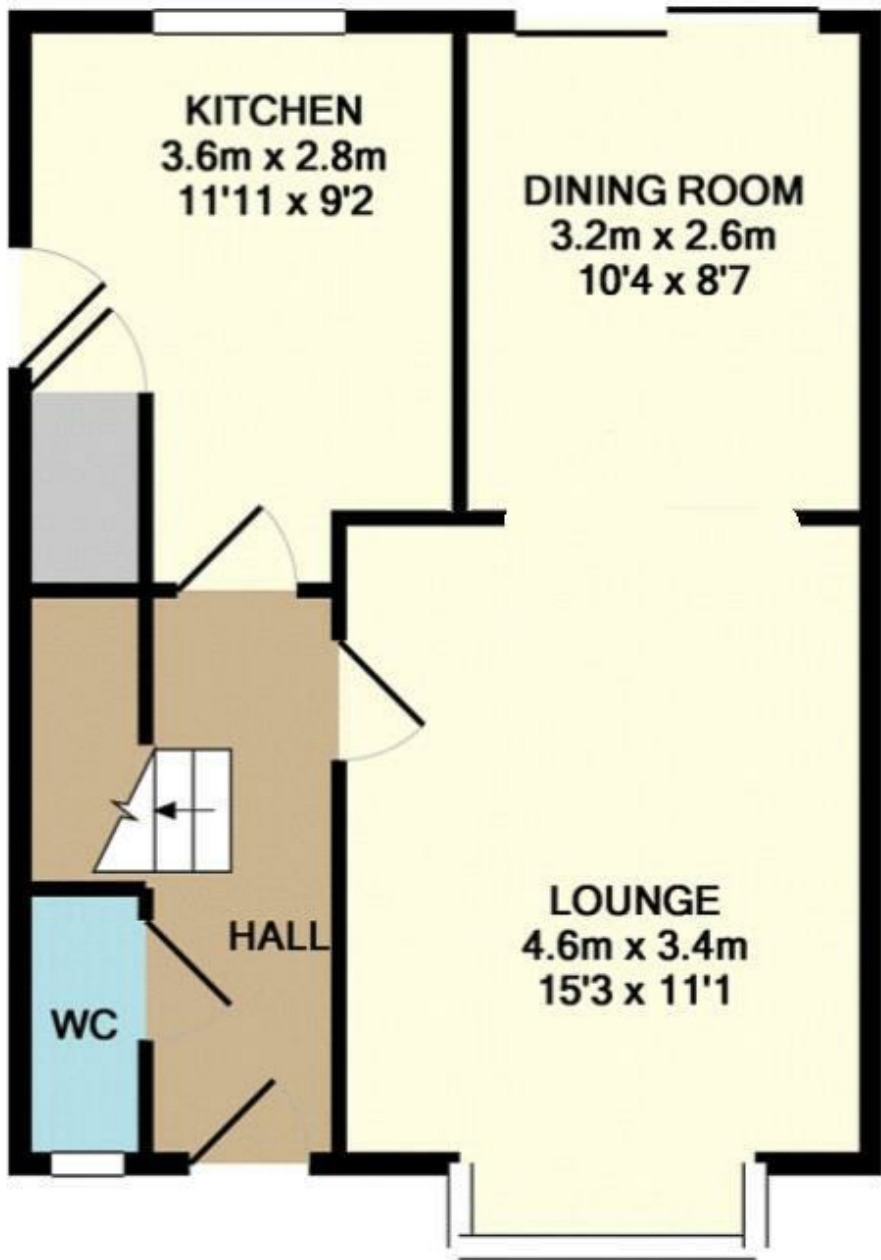




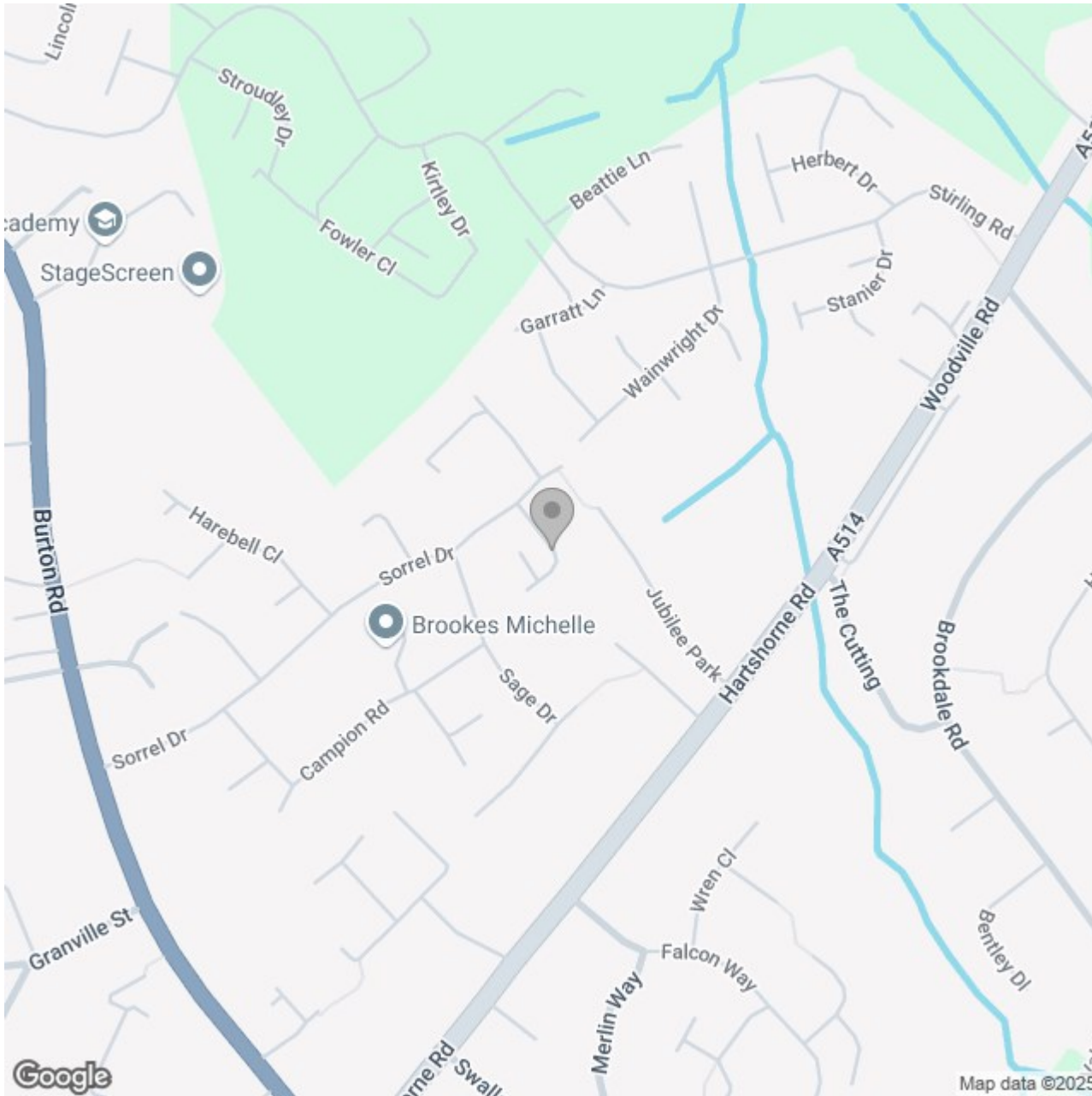












## Energy Efficiency Rating

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