





An extended three bedroom semi detached family home, situated within a popular location. The property benefits from having a large two storey extension to the rear elevation complimented by a large lounge and three double bedrooms. The accommodation in brief comprises to the ground floor: entrance hallway, living room, kitchen diner, utility and downstairs WC/cloaks. The first floor features three double bedrooms with a spacious landing, family bathroom and en-suite to the master bedroom.



## PORCH

Entrance leading through a UPVC porch, having UPVC door and UPVC double glazed windows.

## ENTRANCE HALL

With a UPVC double glazed front entrance door with opaque glass, double glazed UPVC window to the front elevation under stairs storage, stairs rising to the first floor, central heating radiator and a doors leading off to:

## UTILITY ROOM

8'0" x 8'10"

With laminate flooring, double glazed UPVC window to the side elevation, straight edge preparation work surfaces, space for washing machine, ladder heated towel rail, base units and doors leading off to:

## WC/CLOAKS

With low level WC, pedestal wash hand basin with mixer tap, tiled flooring, half tiles to walls, heated ladder towel rail, double glaze UPVC window with opaque glass to the side elevation and an electric extractor fan.







### **KITCHEN DINER**

16'0" x 20'0"

With a selection of high gloss matching wall and base units complimented by a straight edge Nordic grey and white Earthstone effect preparation work surface , integrated microwave and dishwasher, space for cooker, a selection of drawers, wine cooler, a one and a half bowl sink with mixer tap and drainer, island bar with a selection of drawers and base units having a Nordic grey and white Earthstone effect preparation work surface. A double glazed UPVC window to the rear elevation, porcelain tiles with underfloor heating, space for fridge freeze, two Velux electric skylights with rain self-closing mechanism, and bi-folding doors leading out onto the patio. An opening leads through to the Living room.

### **LIVING ROOM**

25'0" x 12'0"

With a multi fuel burning stove, central heating radiator and a double glazed UPVC bay window to the front elevation.

### **LANDING**

With a double glazed UPVC window to the front elevation, built in storage and doors leading off to:

### **MASTER BEDROOM**

9'11" x 16'0"

With a selection of bespoke built-in wardrobes, a double glaze UPVC windows to the rear elevation, central heating radiator and door leading through to:

### **EN-SUITE SHOWER ROOM**

Comprising of a three-piece suite with a double shower cubicle with rain shower over and handset, sliding glass door, pedestal wash hand basin with mixer tap, low-level WC, electric extractor fan and heated ladder towel rail.



### **BEDROOM TWO**

12'0" x 10'0"

With built in wardrobes, central heating radiator and double glazed UPVC window to the rear elevation.

### **BEDROOM THREE**

10'0" x 10'0"

With a double glazed UPVC window to the front elevation, built in wardrobes and central heating radiator.

### **FAMILY BATHROOM**

6'0" x 6'0"

Comprising of a three-piece suite with; low-level WC, pedestal wash hand basin with mixer tap, bath with mixer tap over with handset, partially tiled walls, double glazed UPVC window with opaque glass to the side elevation and a ladder style heated tower rail.

### **OUTSIDE**

The outside of the property to the front elevation features a block paved driveway, providing parking for three or more cars, with double gates leading through to the rear garden. The rear elevation offers a mainly laid to lawn garden with a timber framed veranda over the paved patio an ideal area for entertaining and seating. At the end of the rear garden is an established outbuilding with power and lighting (approximately 19'00 x 13'00).





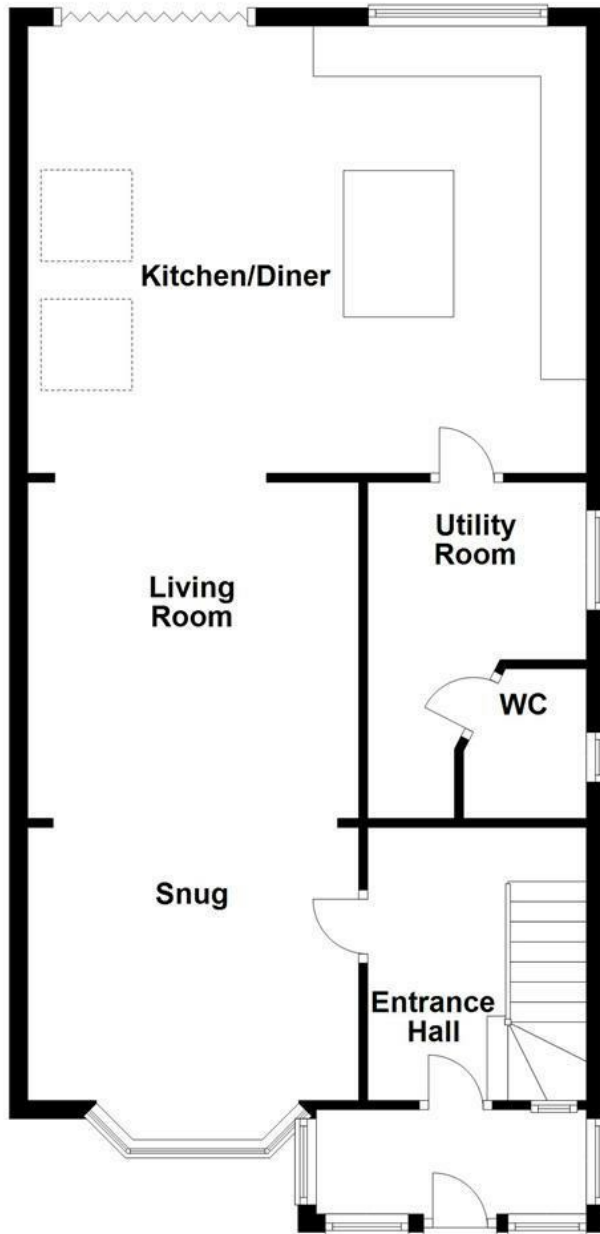




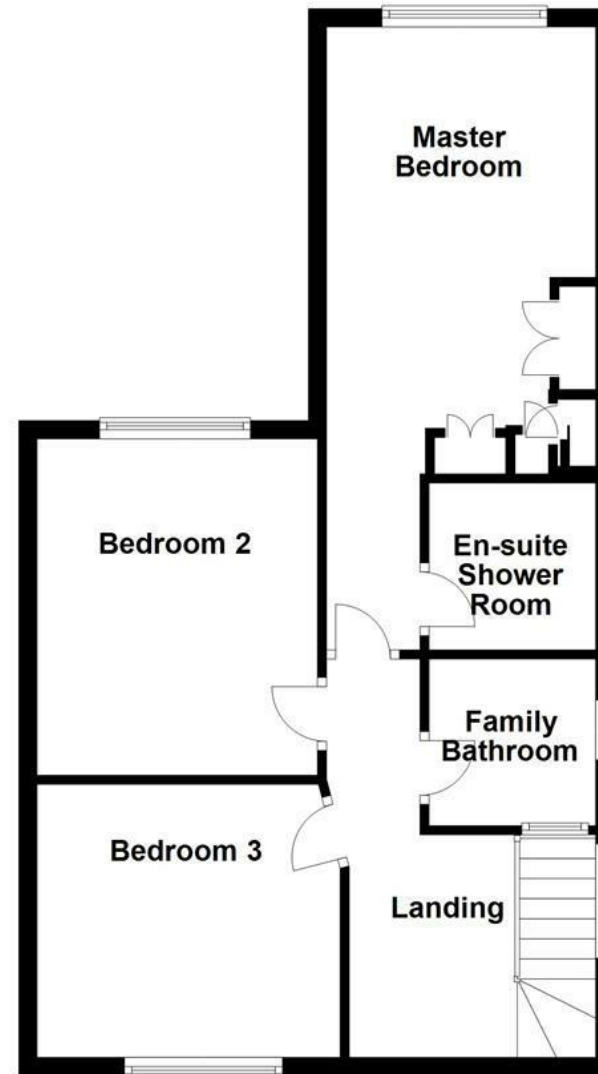




### Ground Floor



### First Floor







## 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	