





**** MODERN DETACHED PROPERTY
WITH AN OUSIDE OFFICE/CABIN ****
Entrance hall, lounge, fitted dining
kitchen with doors onto the garden,
guest cloakroom. Three bedrooms, en
suite and a bathroom. Side drive,
enclosed garden and a modern outside
office/cabin.



HALL

Entrance door into the hall with radiator.

CLOAKROOM

Low flush wc, wash hand basin, radiator.

LOUNGE

Radiator, upvc double glazed window to the front.

KITCHEN DINER

Fitted units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, upvc double glazed window and doors onto the garden, radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM

Upvc double glazed window and radiator.

EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

BEDROOM

Upvc double glazed window and radiator.

BEDROOM

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Long side drive, gated access to the rear garden with patio and a lawn. Cabin/workshop/office with power.



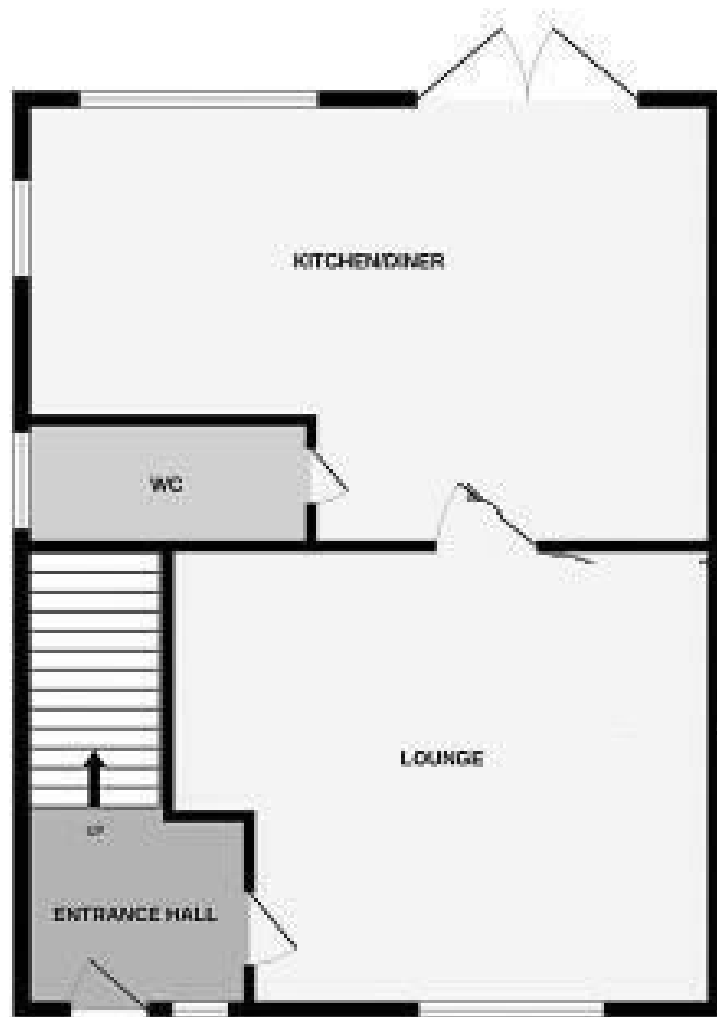




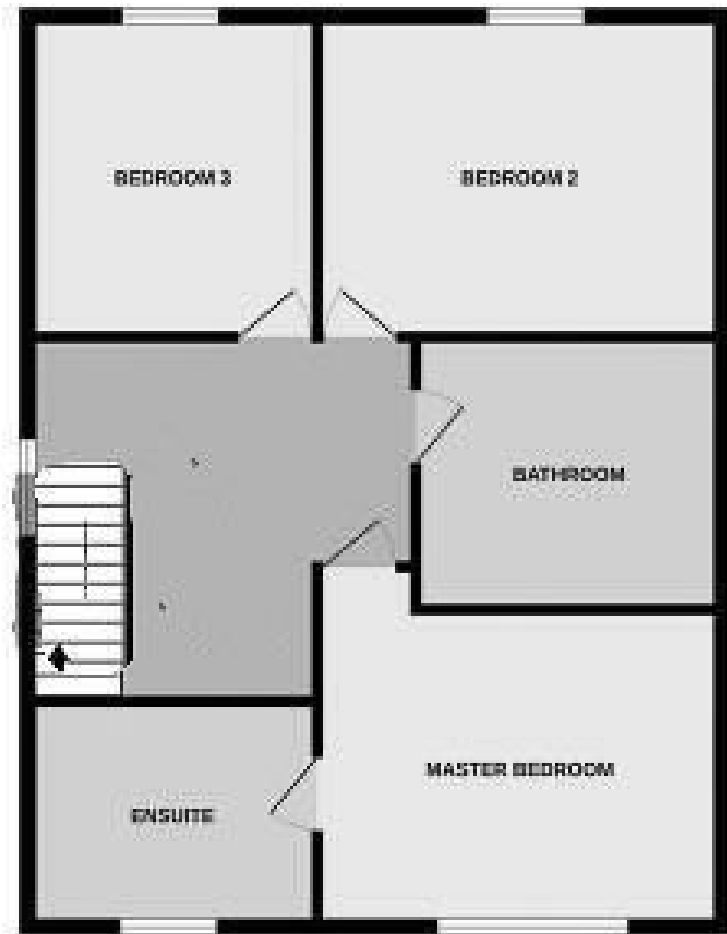




GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	