





****** DETACHED PROPERTY
WITH GARAGE, GOOD SIZE
GARDEN & OPEN ASPECT TO
THE REAR ******

This is a well presented three bedroom detached home offering a hall, lounge, conservatory and fitted dining kitchen. Three first floor bedrooms and a bathroom, front drive, single garage and a good size rear garden with an open aspect. **INTERNAL VIEWING HIGHLY RECOMMENDED.**



HALL

Entrance door into the hall with radiator, upvc double glazed window and stairs to the first floor.

LOUNGE

Upvc double glazed window to the side, feature beam mantle, radiator, window and doors to the conservatory and a door to the dining kitchen.

CONSERVATORY

Brick base, radiator and upvc double glazed windows and doors into the garden.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated dishwasher and fridge, Upvc double glazed windows to the front and rear, radiator, storage cupboard and door to the garden.

FIRST FLOOR LANDING

Airing cupboard and doors to –

BEDROOM

Upvc double glazed window and radiator.

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Upvc double glazed window and radiator.



BATHROOM

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

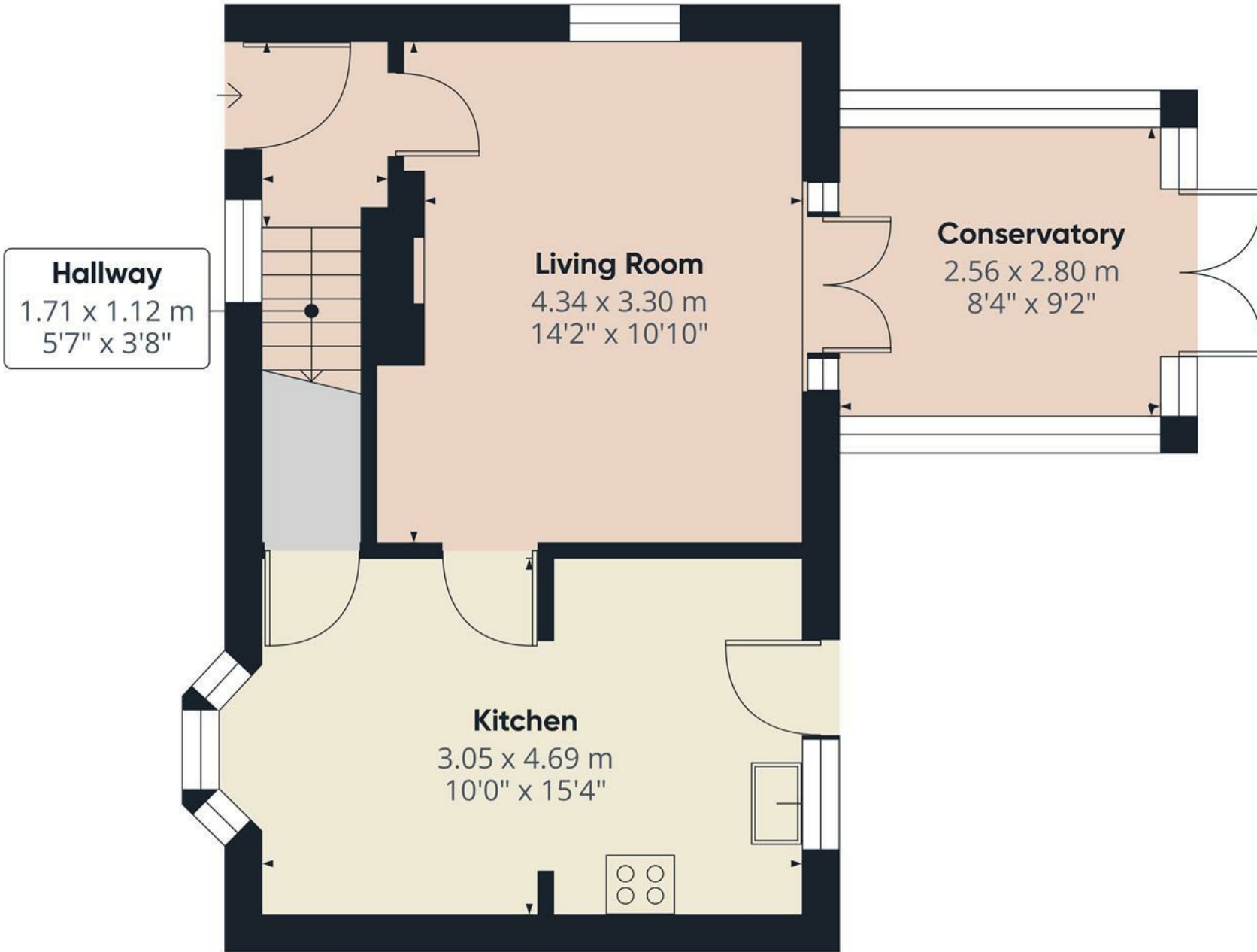
OUTSIDE

Front drive and a single garage with an up and over door and personal door into the garden. Enclosed rear garden with bin store area, garden shed, lawn and patio









Floor 0

Approximate total area⁽¹⁾

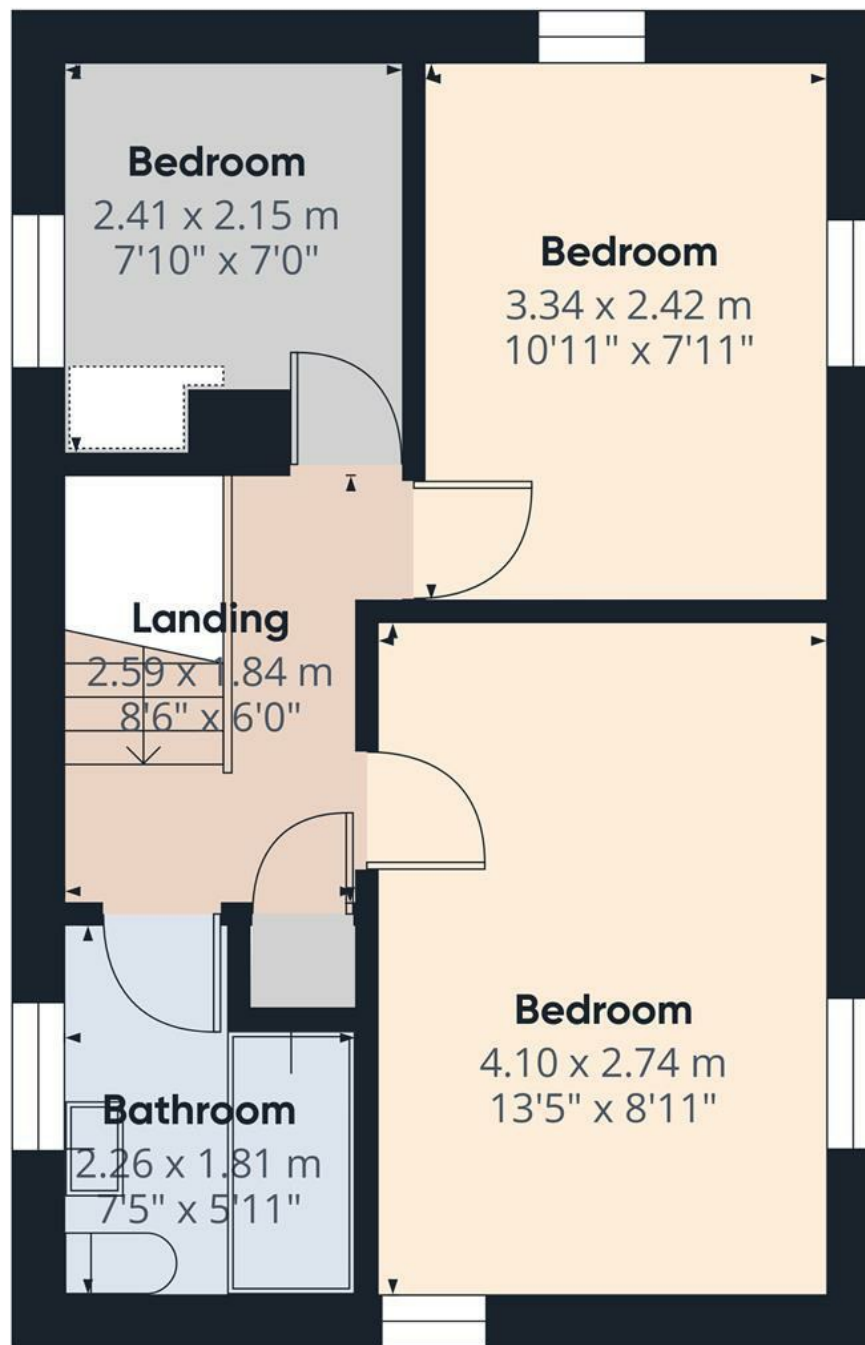
42.76 m²
460.27 ft²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Approximate total area⁽¹⁾

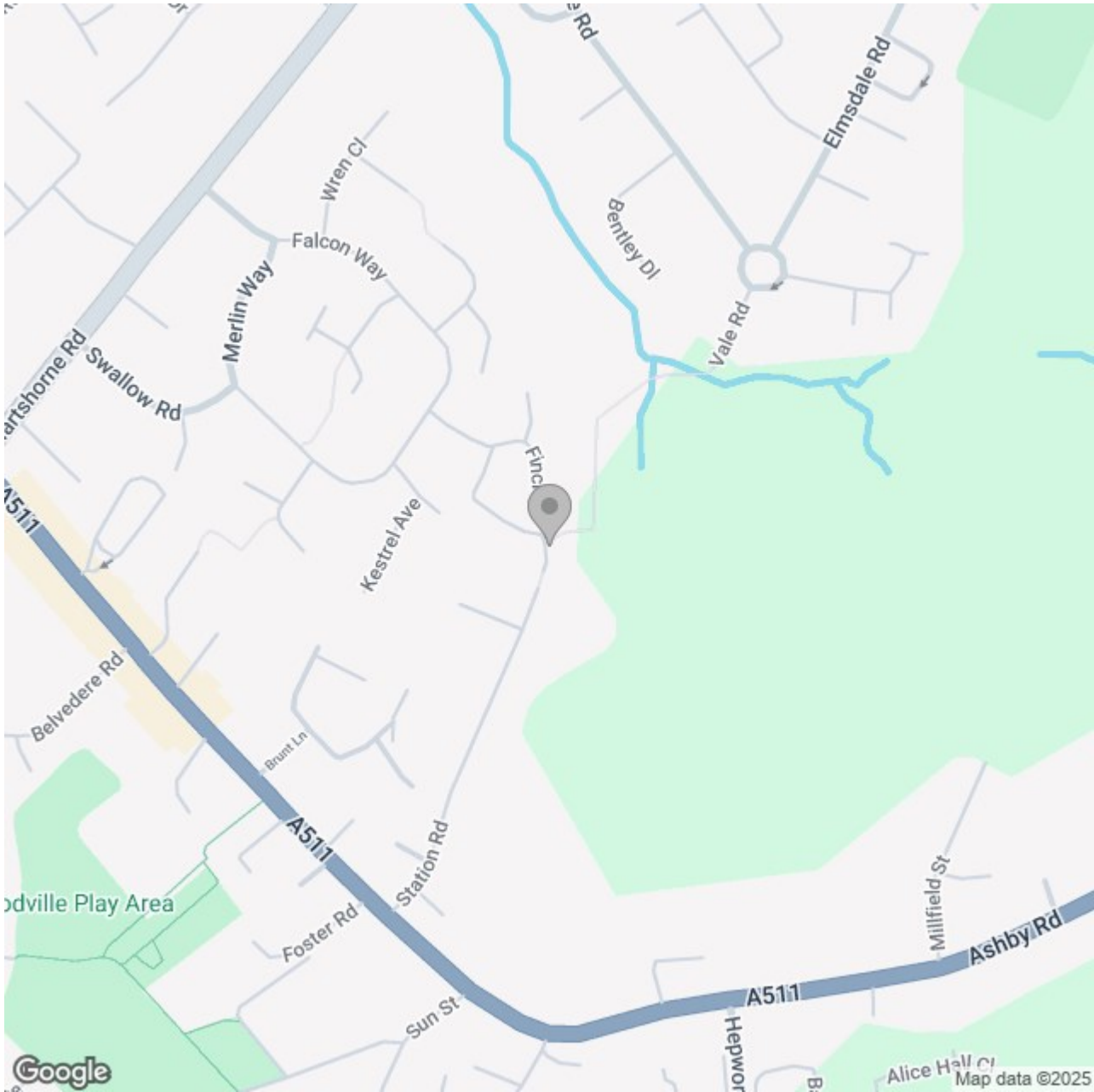
31.13 m²
335.08 ft²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	75	
(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	