







\*\*\*\* OVER LOOKING  
WOODLAND TO THE FRONT  
AND A SOUTH FACING REAR  
GARDEN \*\*\*\* Well presented  
property in a perfect position  
offering a hall, lounge, guest  
cloakroom, fitted dining kitchen  
with doors onto the garden.

Three bedrooms, master  
bedroom with dressing area  
and en suite shower room,  
family bathroom. Long drive  
and turning area, single  
garage, enclosed garden with  
raised paved patio and a lawn.

INTERNAL VIEWING HIGHLY  
RECOMMENDED.





## HALL

Entrance door into the hall, stairs to the first floor and radiator.

## LOUNGE

Upvc double glazed window to the front, radiator and door to -

## INNER HALL

Double doors into the kitchen diner and door to the cloakroom.

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, plumbing for integrated dishwasher, plumbing and space for a washing machine and space for a fridge freezer. Upvc double glazed window and double doors onto the garden, radiator.

## FIRST FLOOR LANDING

Loft access with pull down ladder and doors to -

## MASTER BEDROOM

Upvc double glazed window and radiator, Open though to -



## DRESSING AREA

Fitted wardrobes, upvc double glazed window and door to -

## EN SUITE

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

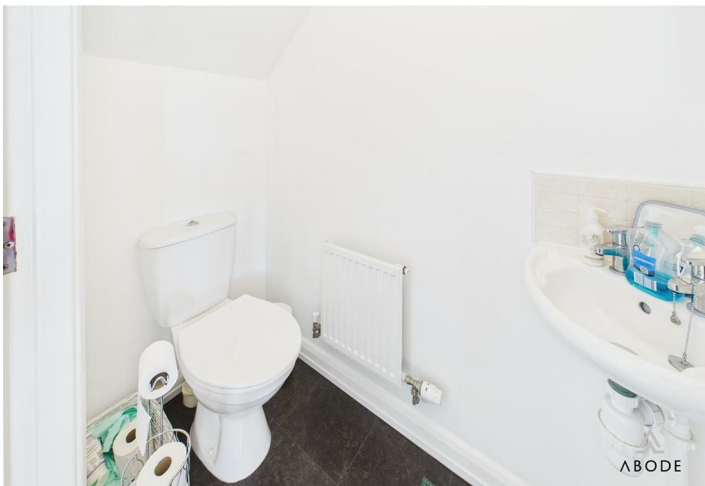
## BEDROOM TWO

Upvc double glazed window and radiator.

## BEDROOM THREE

Upvc double glazed window and radiator.









## BATHROOM

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

## OUTSIDE

Front parking space and turning area, long side drive down to the single garage. Side gated access into the enclosed rear garden offering a raised paved patio and lawn. Space down the side of the property perfect for a storage area.

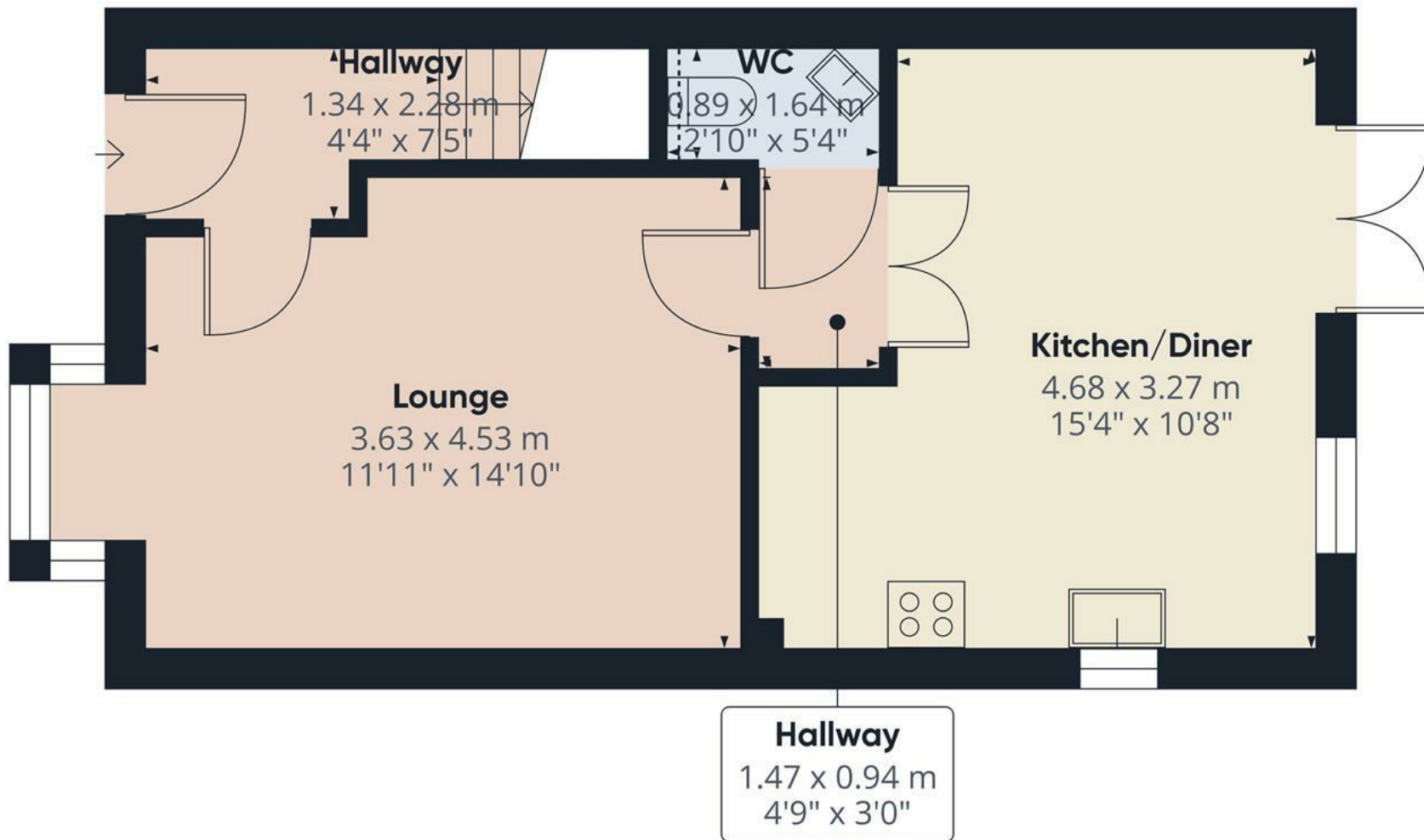












**Approximate total area<sup>(1)</sup>**

41.7 m<sup>2</sup>

448.86 ft<sup>2</sup>

**Reduced headroom**

0.07 m<sup>2</sup>

0.8 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

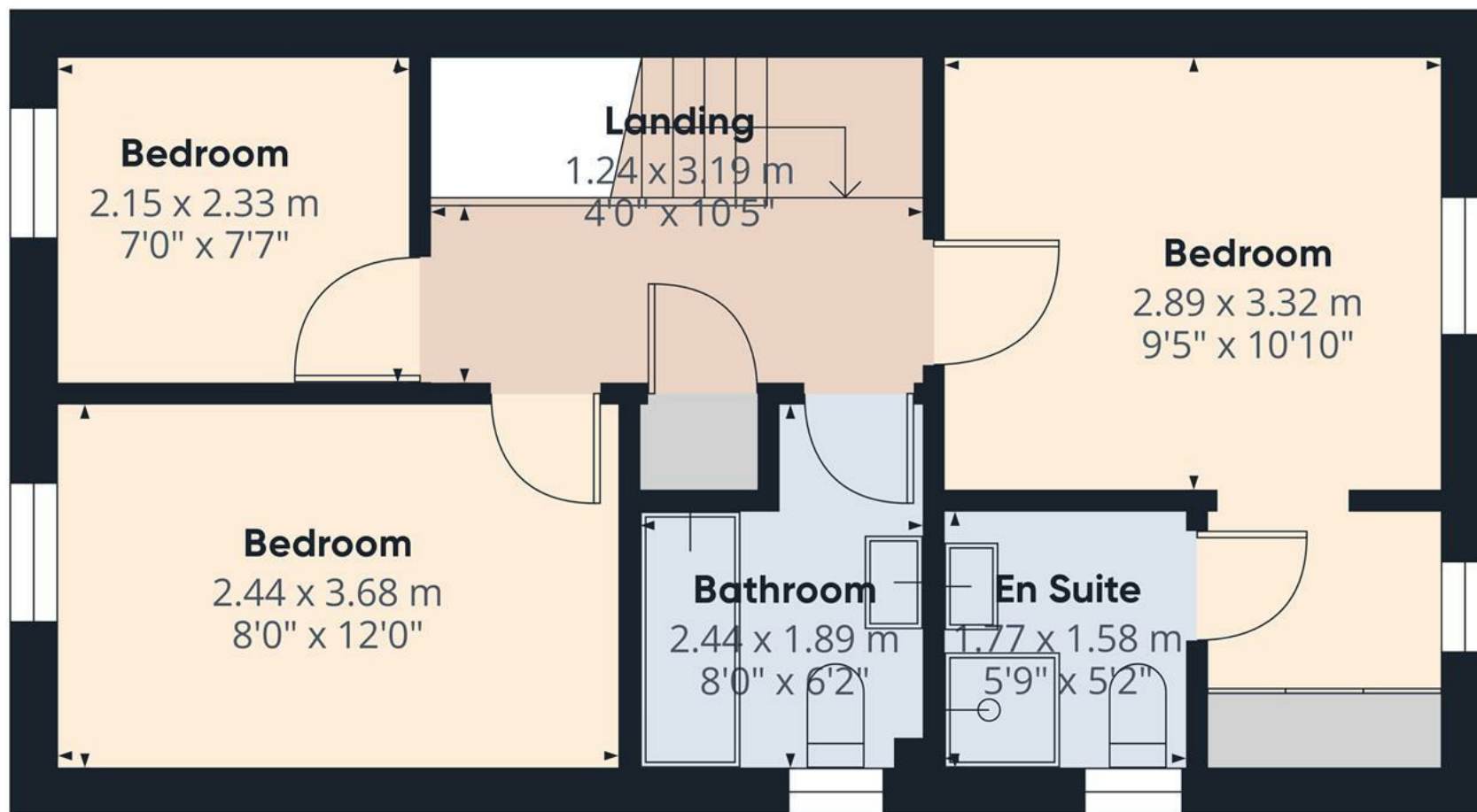
..... Below 1.5 m/5 ft

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.

**GIRAFFE360**





Approximate total area<sup>(1)</sup>  
37.89 m<sup>2</sup>  
407.84 ft<sup>2</sup>

(1) Excluding balconies and terraces

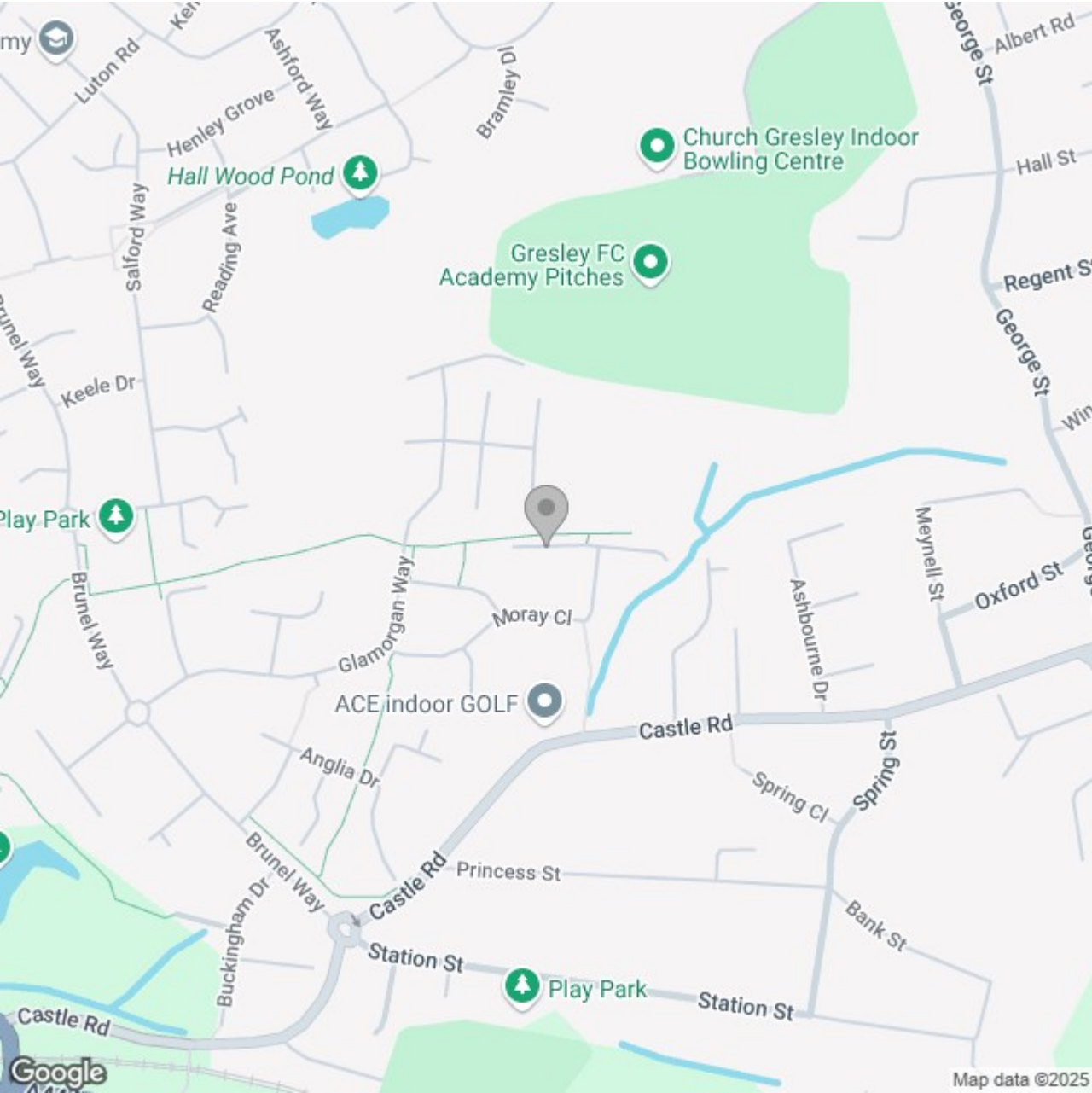
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Floor 1





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</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		

England & Wales

EU Directive 2002/91/EC