





**IMMACULATE FOUR BEDROOM  
DETACHED PROPERTY \*\*\*\*** Modern detached property offering a hall with guest cloakroom, lounge and a kitchen diner with doors onto the garden, utility room. Four bedrooms, master with an en suite and a family bathroom,. Enclosed rear garden, drive and a single garage.



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## LOUNGE

Upvc double glazed window and radiator.

## KITCHEN DINER

Fitted units with work surfaces and a sink and drainer units. Fitted oven and hob, integrated dishwasher, space for a fridge freezer, upvc double glazed window and doors onto the garden and a radiator.

## UTILITY ROOM

Cupboard, work surface, plumbing and space for a washing machine.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Upvc double glazed window, wardrobes and radiator.

## EN SUITE

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

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.



## BEDROOM 4

Upvc double glazed window and radiator.

## BATHROOM

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

## OUTSIDE

Side drive down to a single garage with up and over door. Enclosed rear garden with lawn and paved seating area.





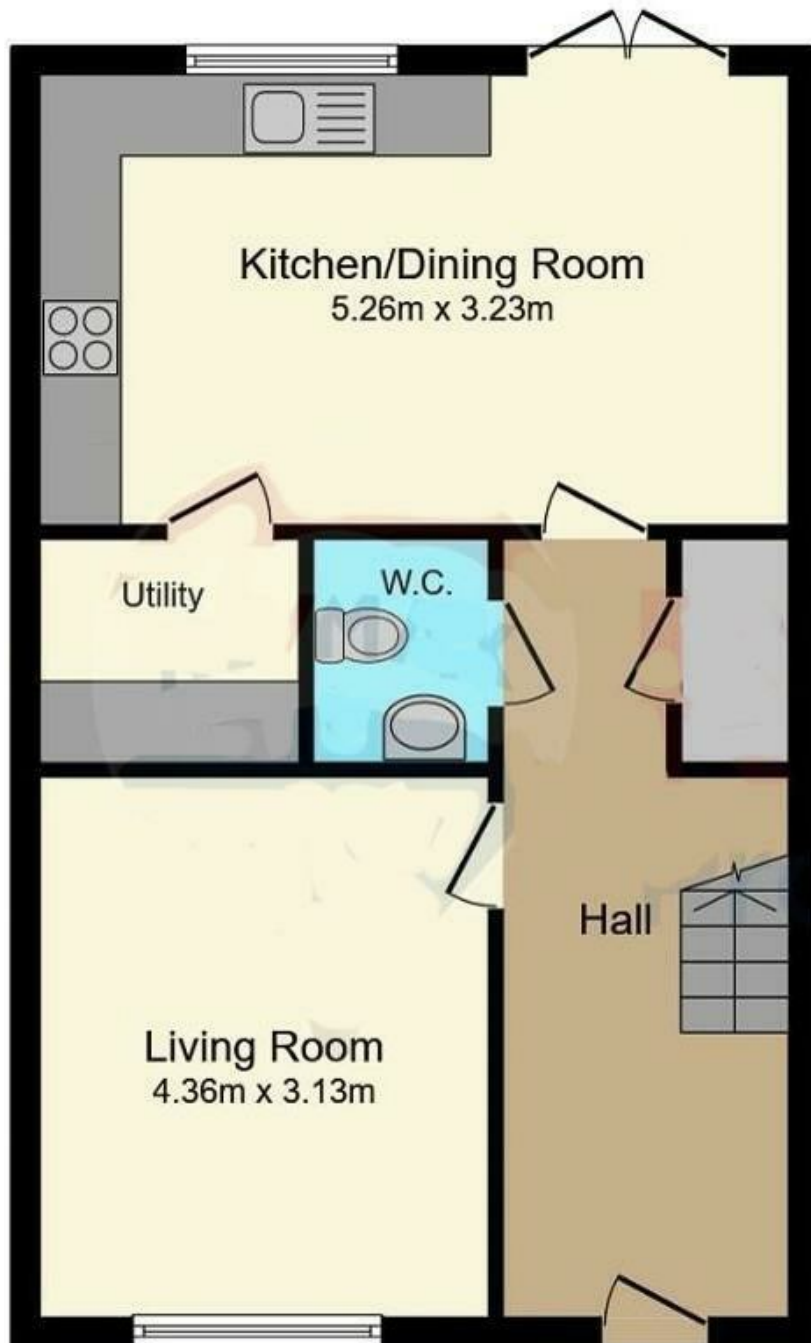




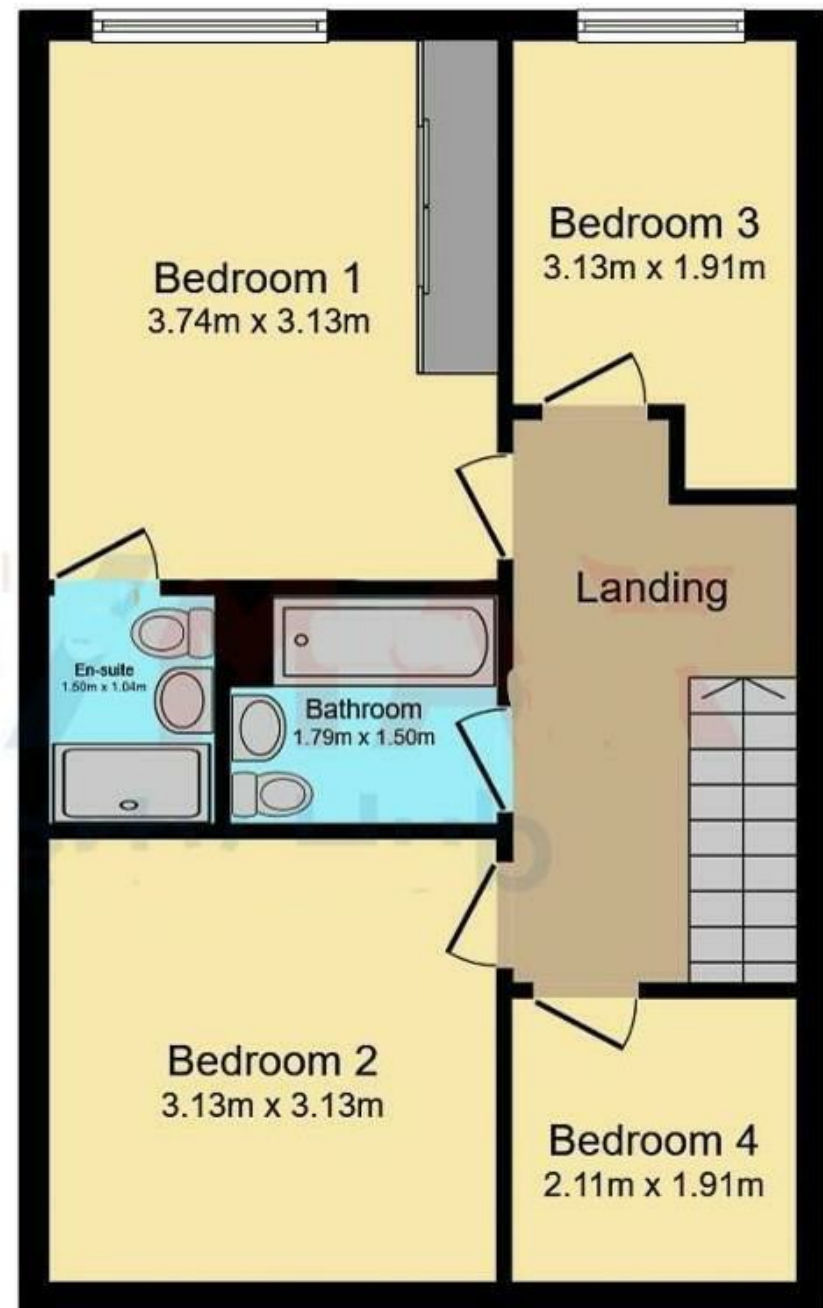








Ground Floor



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		

England & Wales

EU Directive 2002/91/EC