





\*\*\*\* IMPRESSIVE & UPGRADED  
PROPERTY \*\*\*\* Modern semi detached  
home offering a hall, re-fitted guest  
cloakroom, lounge and a fitted kitchen  
diner with built in appliances and doors  
onto the rear garden. Three first floor  
bedrooms, bathroom and an ensuite  
shower room. Landscaped rear garden  
and a double width parking for 2 cars.



## HALL

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

## CLOAKROOM

Low flush wc, vanity sink unlit with wash hand basin and storage under, brushed chrome ladder style radiator.

## LOUNGE

Two upvc double glazed windows 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, integrated dishwasher, washer dryer and fridge freezer. Upvc double glazed window and doors onto the garden. Under stairs storage cupboard and a modern radiator.

## FIRST FLOOR LANDING

Storage cupboard, loft access, radiator.

## BEDROOM 1

Upvc double glazed window, wardrobes, radiator, and door to -

## EN SUITE

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

## BEDROOM 2

Upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.



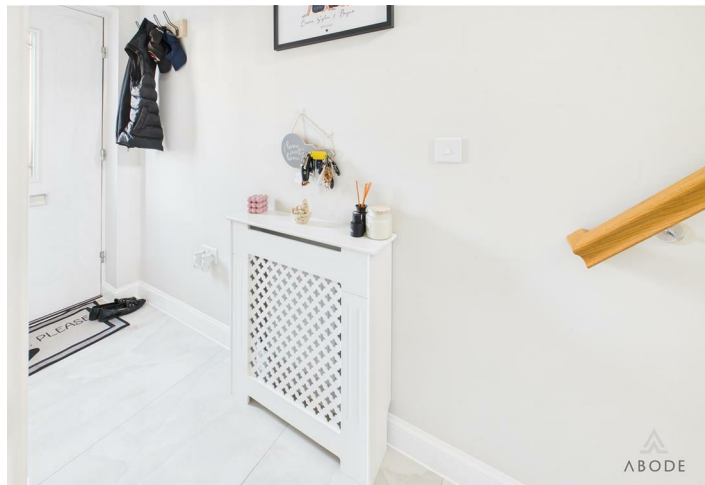
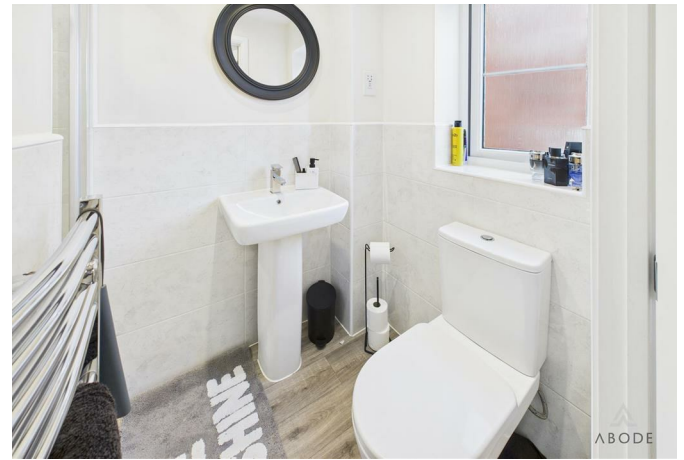
## BATHROOM

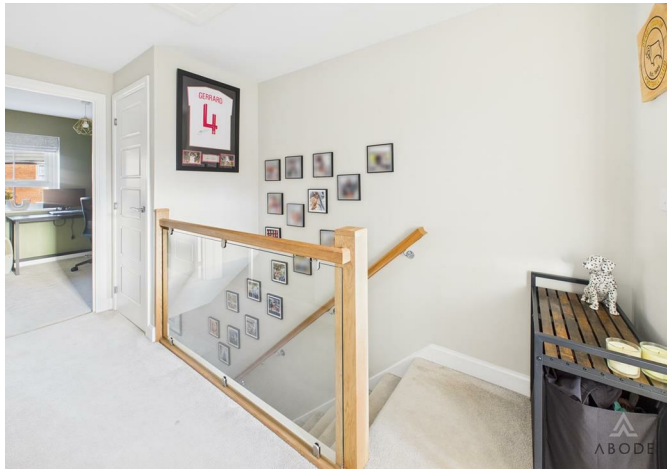
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

## OUTSIDE

Composite decking, artificial lawn and a patio area.







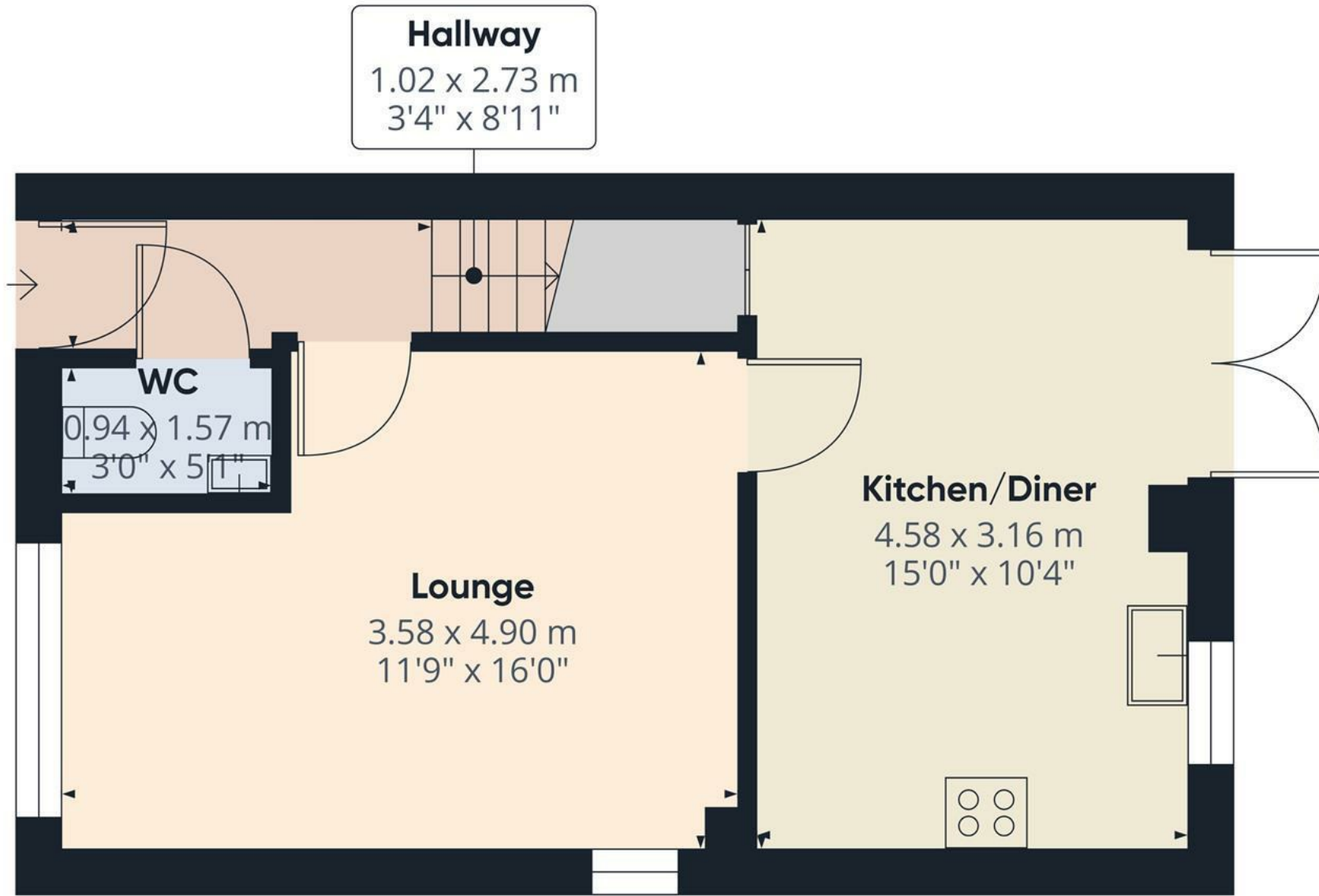












Approximate total area<sup>(1)</sup>

36.6 m<sup>2</sup>  
394 ft<sup>2</sup>

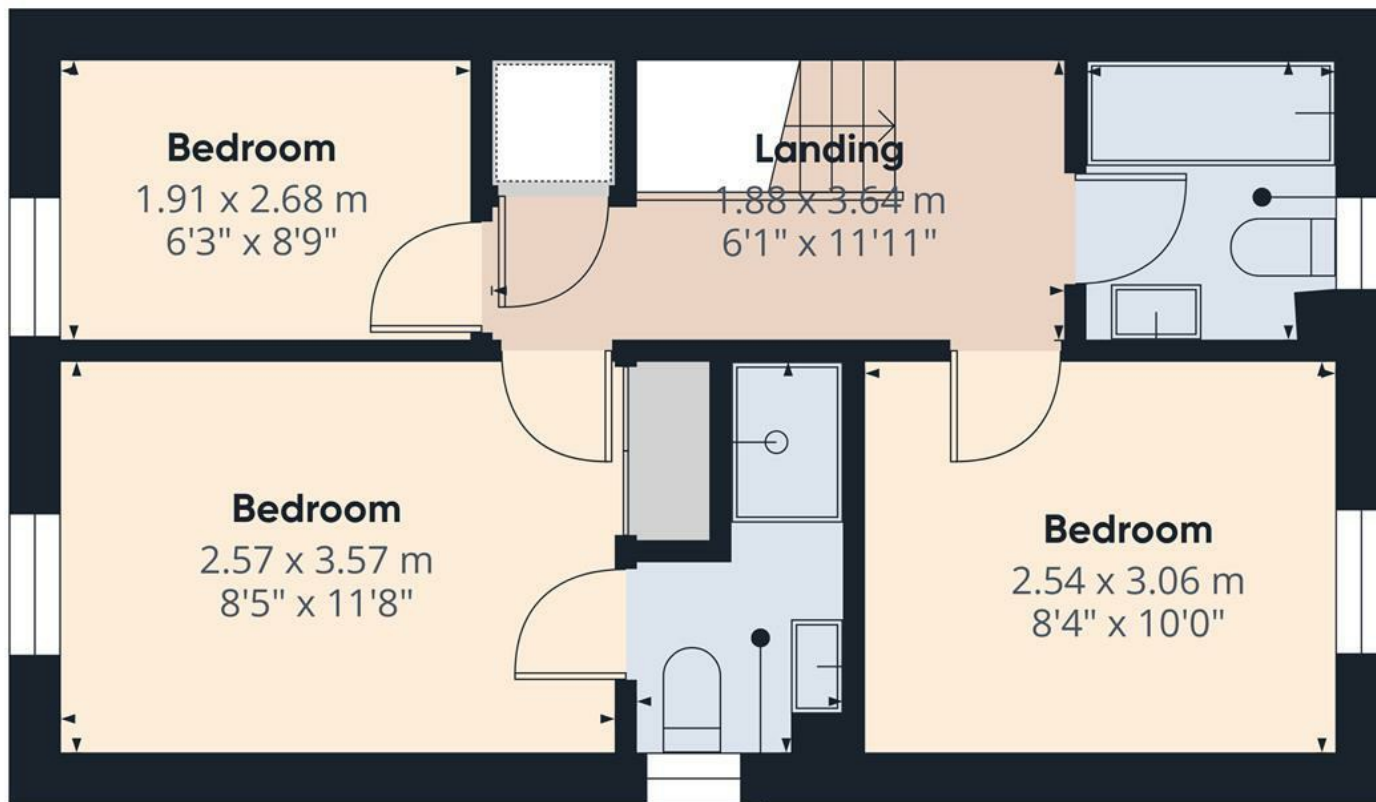
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



**Bedroom**  
1.91 x 2.68 m  
6'3" x 8'9"

**Landing**  
1.88 x 3.64 m  
6'1" x 11'11"

**Bathroom**  
1.85 x 1.65 m  
6'0" x 5'4"

**Bedroom**  
2.57 x 3.57 m  
8'5" x 11'8"

**Bedroom**  
2.54 x 3.06 m  
8'4" x 10'0"

**Bathroom**  
2.53 x 1.34 m  
8'3" x 4'4"

**Approximate total area<sup>(1)</sup>**  
33.3 m<sup>2</sup>  
358 ft<sup>2</sup>

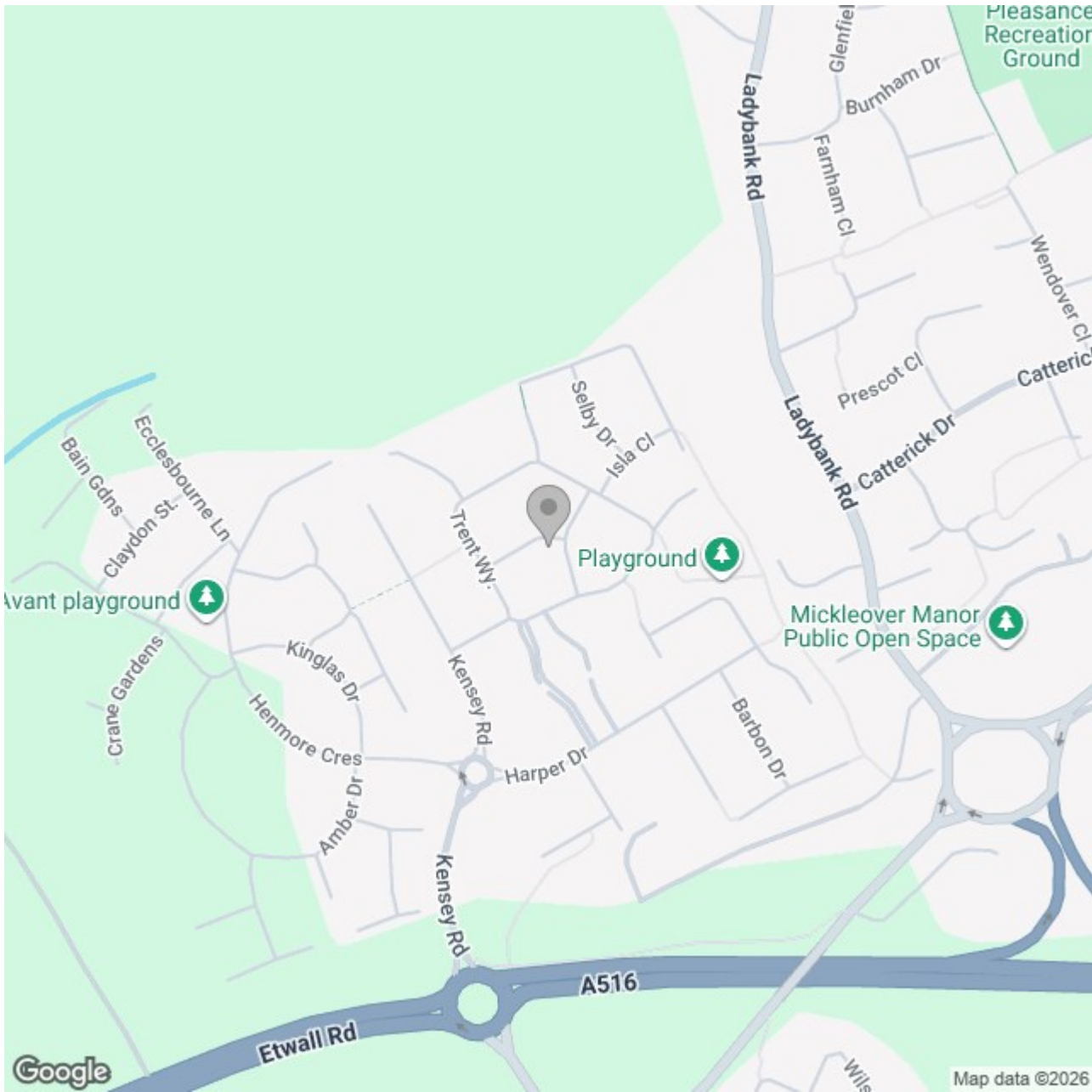
(1) Excluding balconies and terraces

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Floor 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>85</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	