





****** REAR PARKING &
GARAGE **** EN SUITE ******

Modern property in a popular and quiet location offering hall and guest cloakroom, lounge and dining room open through to the fitted kitchen. Three bedrooms, en suite and a bathroom. Enclosed garden, parking and a single garage. **INTERNAL VIEWING HIGHLY RECOMMENDED**



HALL

Entrance door into the hallway with a radiator and door to the guest cloakroom and lounge.

LOUNGE

Feature fireplace, radiator, UPVC double glazed window, wood affect flooring and a door to the inner hall.

INNER HALL

Stairs to the first floor, radiator and a door to the dining room.

DINING ROOM

Tiled floor, radiator, UPVC double glazed doors onto the garden and open through to the kitchen.

KITCHEN

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Plumbing and space for a dishwasher and washing machine, space for a cooker and fridge freezer, tiled floor and a UPVC double glazed window.

FIRST FLOOR LANDING

Airing cupboard, loft access which is part boarded and doors too -

BEDROOM 1

Built-in wardrobe, radiator and UPVC double glazed window.

EN SUITE

Enclosed shower, low flush WC, wash hand basin, ladder style radiator and a UPVC double glazed window.

BEDROOM 2

UPVC double glazed window and a radiator.



BEDROOM 3

UPVC double glazed window and a radiator.

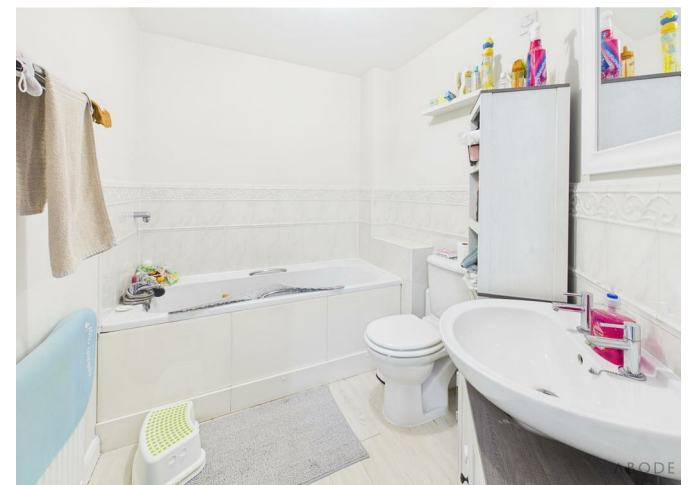
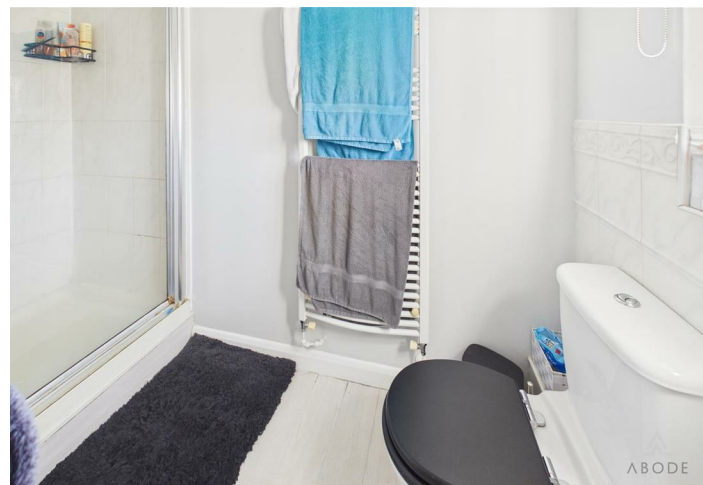
BATHROOM

Panel enclosed bath, wash hand basin, low flush WC and a ladder style radiator.

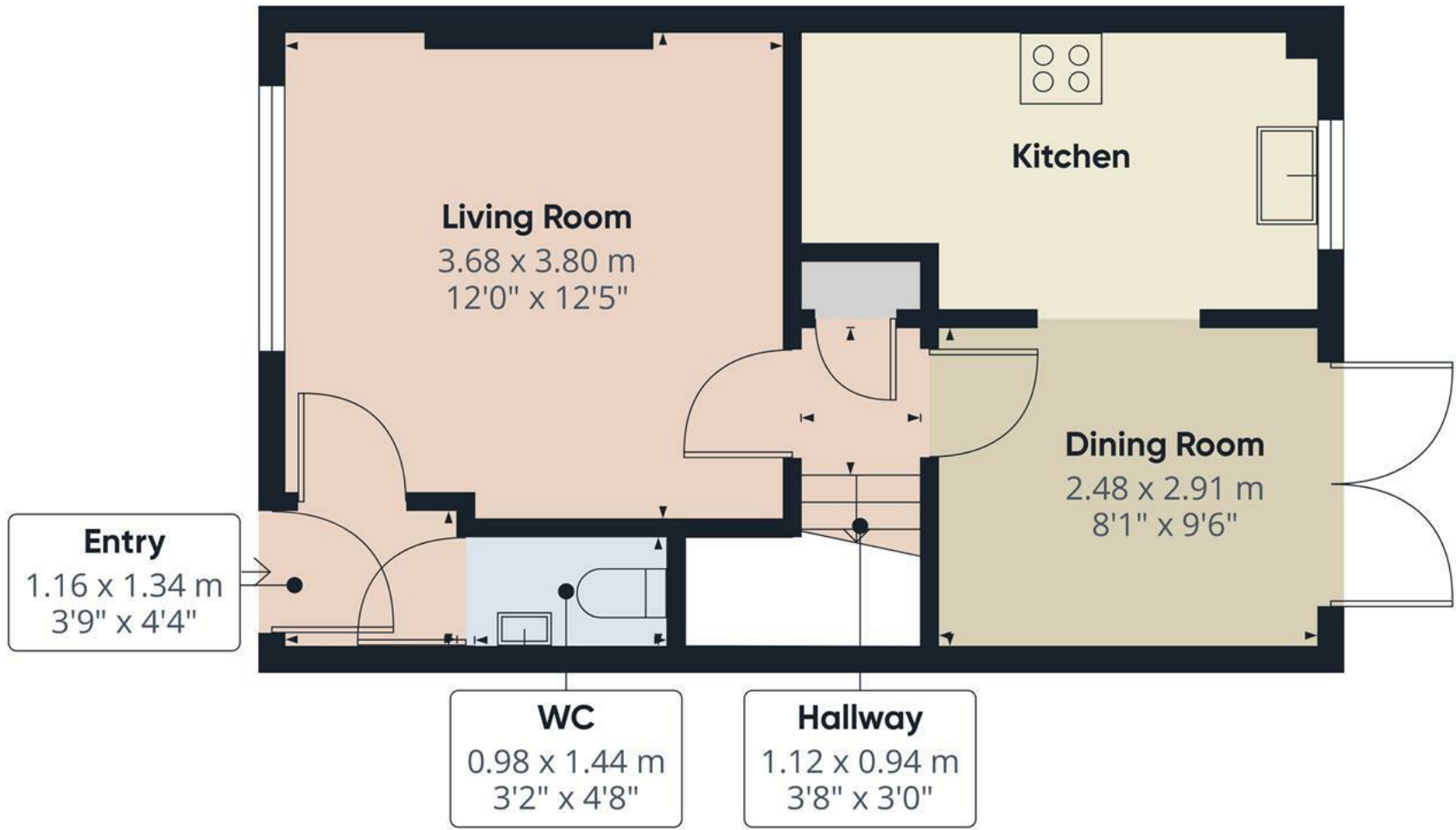
OUTSIDE

Front fore garden and an enclosed rear garden offered decked and paved seating areas and an artificial lawn, rear gate to the parking and a single garage.









Approximate total area⁽¹⁾
35.8 m²
384 ft²

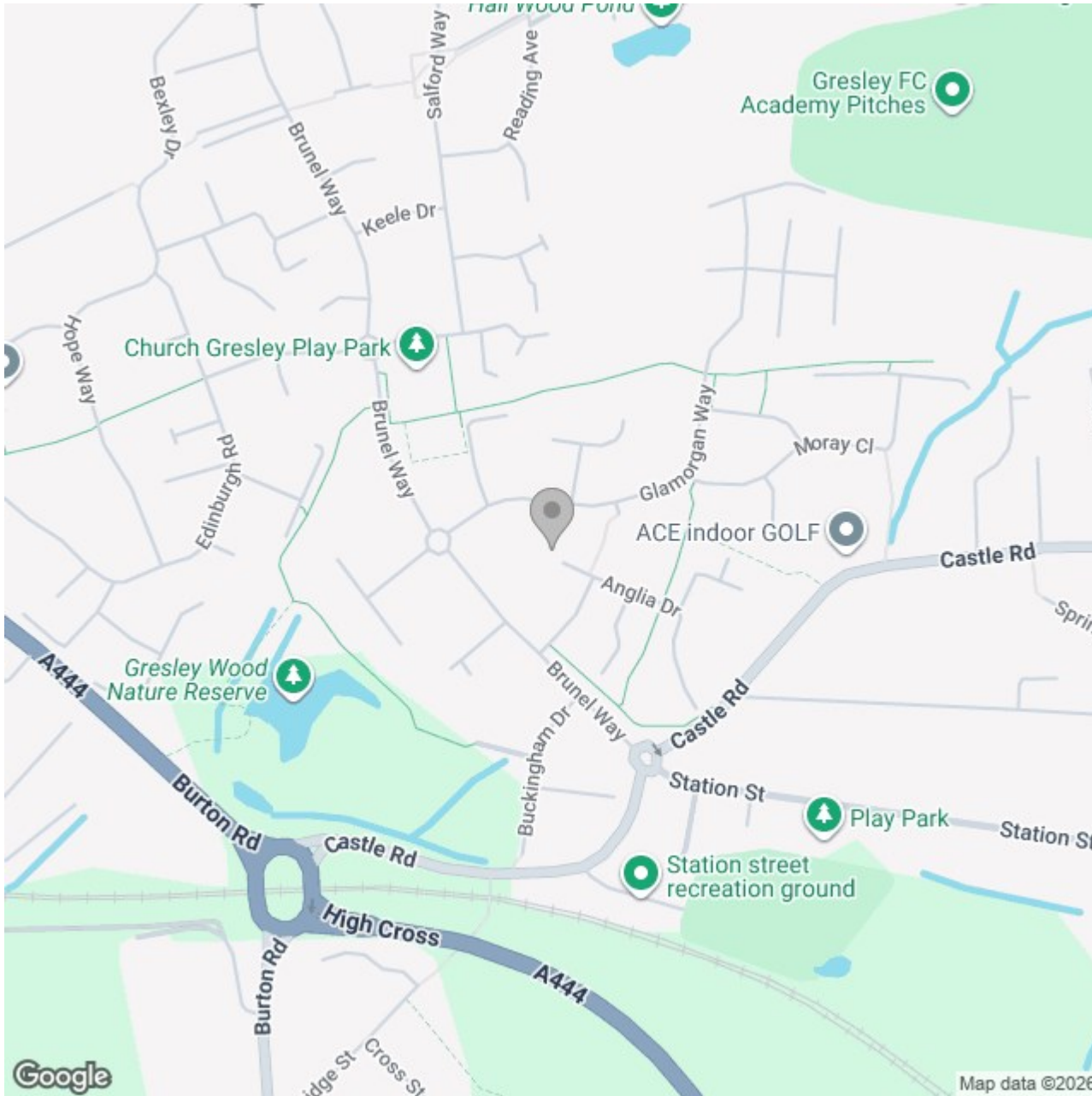
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	71	
(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	