

**** WELL PROPORTIONED
PROPERTY WITH GARAGE &
PARKING TO THE REAR ****

Three storey, 3 bedroom
property located on the popular
Highfield development, Nicely
set away from the road and
offering a hall, guest cloakroom
and a fitted living & dining
kitchen with doors onto the
garden. The first floor offers a
sitting room with Juliette
balcony, bedroom and a
bathroom, two further
bedrooms and an ensuite
shower room on the second
floor. Enclosed rear garden with
a gate to the rear garage and
parking, EV charging point.



HALL

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

CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

KITCHEN LIVING DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Fitted oven and hob with extractor, integrated dishwasher, space for a fridge freezer and washing machine, radiator and upvc double glazed double doors onto the garden and an under stairs storage cupboard.

FIRST FLOOR LANDING

Upvc double glazed window and doors to -

SITTING ROOM

Juliette balcony with upvc double glazed double doors and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with a shower over, wash hand basin, low flush wc and a radiator.

SECOND FLOOR LANDING

Doors to -

BEDROOM I

Upvc double glazed window and a radiator.



EN SUITE

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







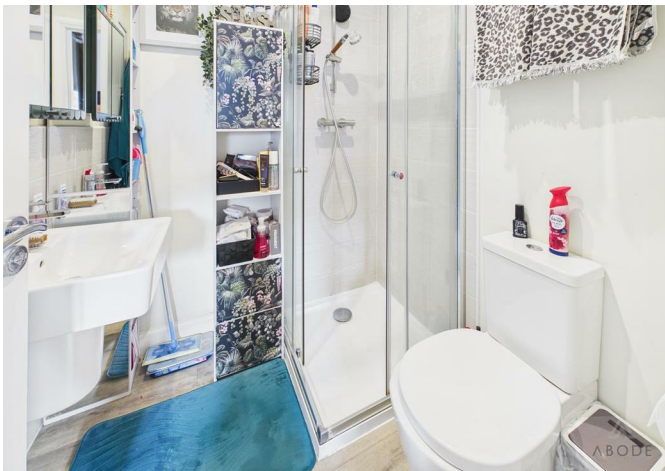
BEDROOM 2

Upvc double glazed window, radiator and loft access.

OUTSIDE

Front fore garden and EV charging point. Enclosed rear garden with paved seating area, artificial lawn, raised beds and a rear gate to the parking and a single garage with up and over door.

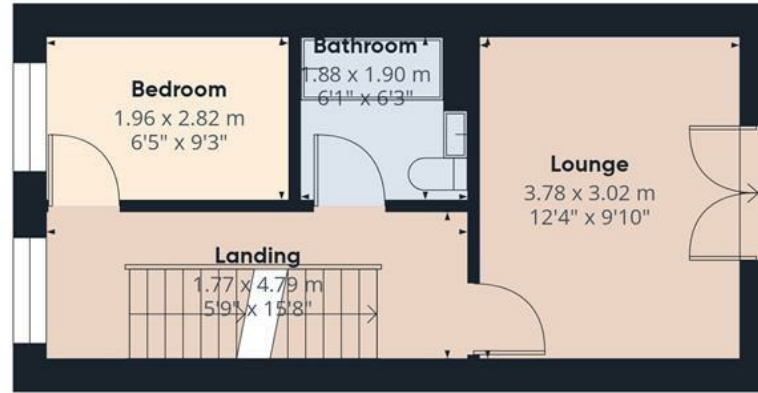
Green belt charge of £13 per month.



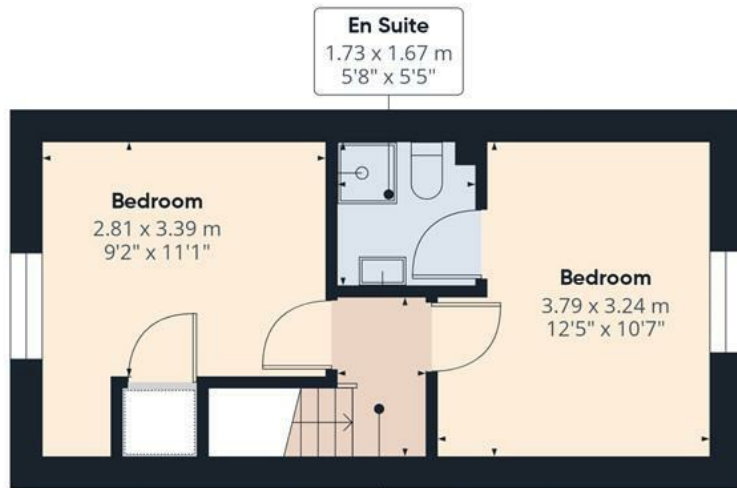




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

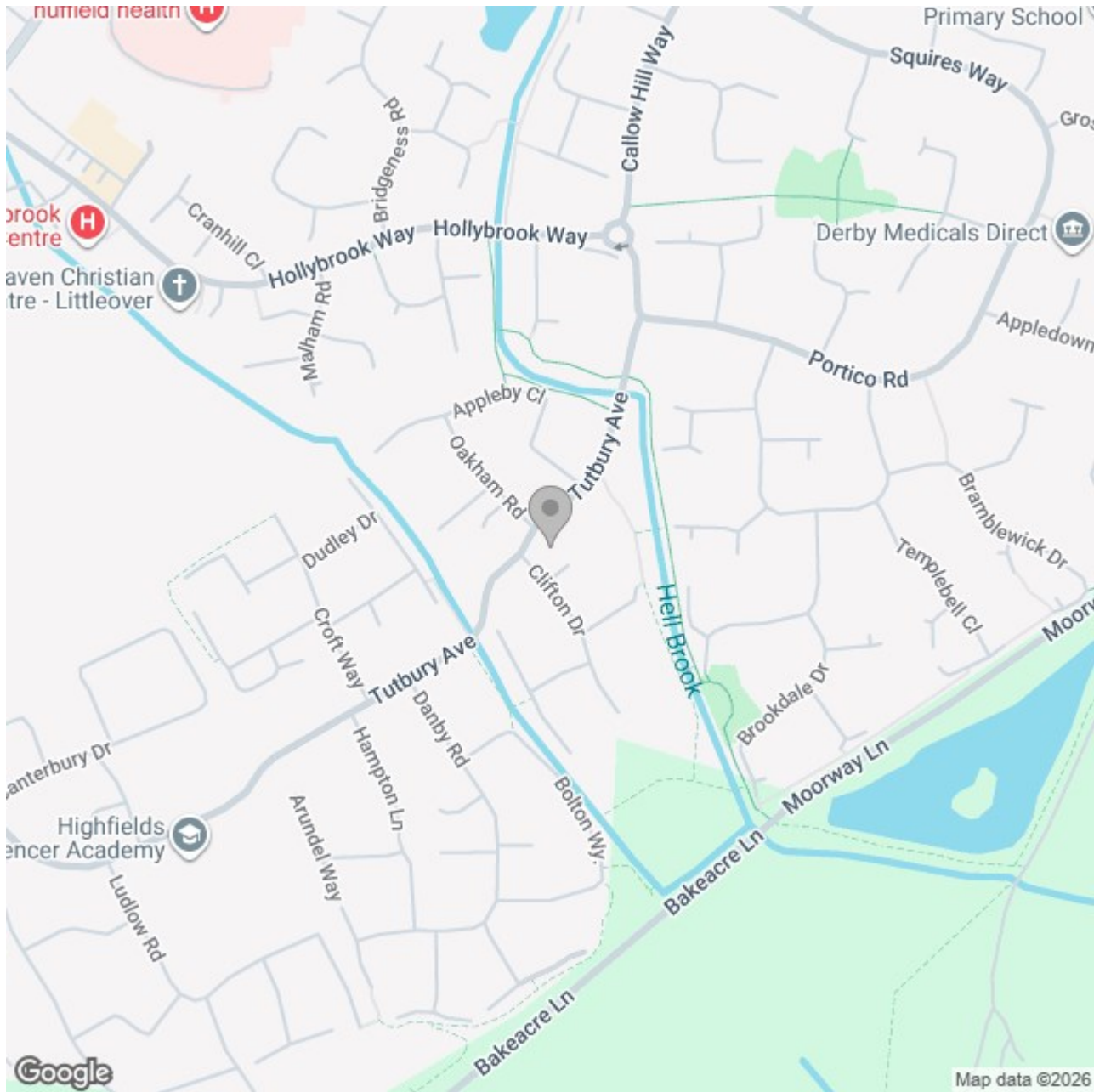
83.2 m²

897 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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(69-80) C		
(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	