





**** IMMACULATE THREE BEDROOM
DETACHED PROPERTY ON A HIGHLY
REGARDED DEVELOPMENT **** Modern
property offering a hall, lounge with
double doors into the dining kitchen,
utility room and a guest cloakroom.
Three good size bedrooms, ensuite
shower room and a family bathroom.
Rear garden, drive and a single garage.
INTERNAL VIEWING A MUST.



HALL

Entrance door into the hall with stairs to the first floor and doors into the garage and lounge.

LOUNGE

Upvc double glaze window to the front elevation, radiator and double doors to the dining kitchen.

DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and hob with extractor, integrated dishwasher and fridge freezer. Upvc double glazed window and doors onto the garden, radiator and open to the utility room.

UTILITY ROOM

Appliance spaces, work surfaces, eye level cupboards, door to the garden and door to the cloakroom.

CLOAKROOM

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

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

EN SUITE

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.

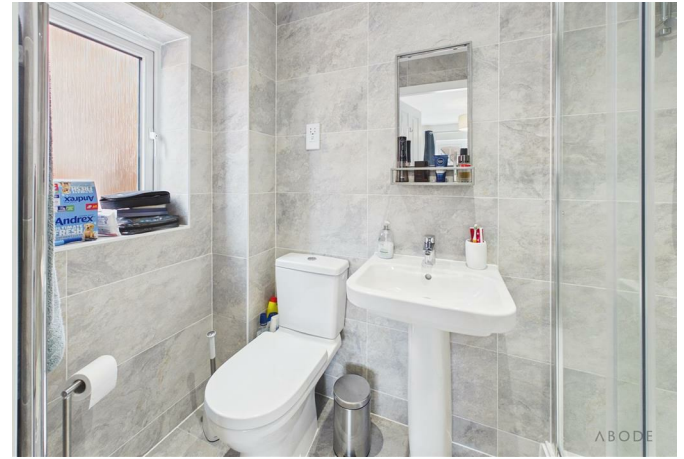
BATHROOM

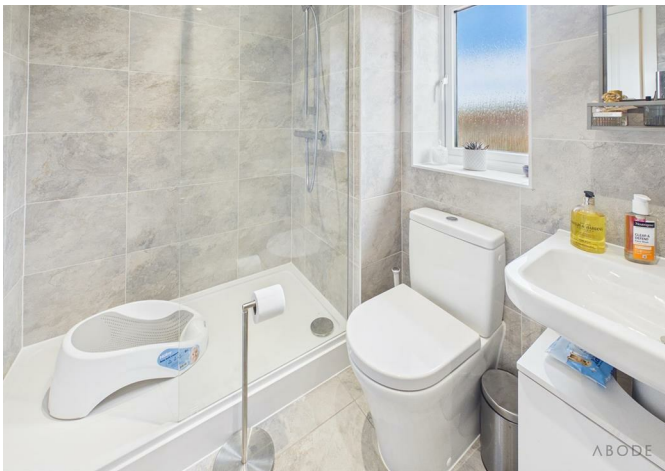
Panel enclosed bath, walk in shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Front lawn and a double width drive. Single garage. Rear garden with patio and a lawn.













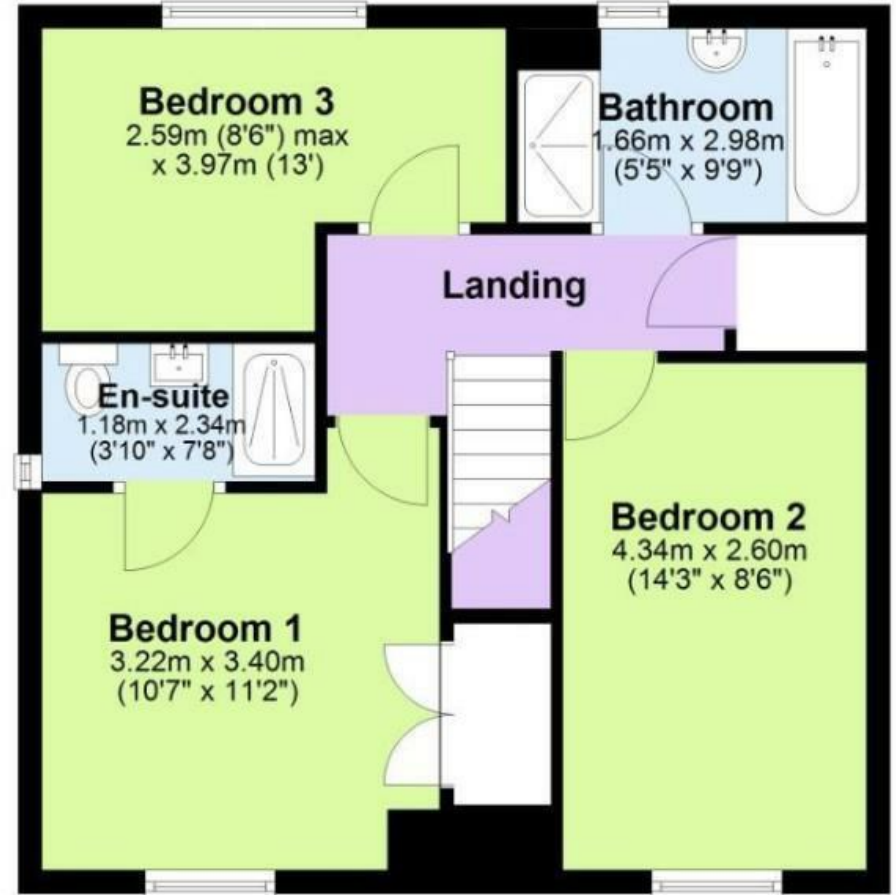
Ground Floor

Approx. 55.7 sq. metres (600.1 sq. feet)

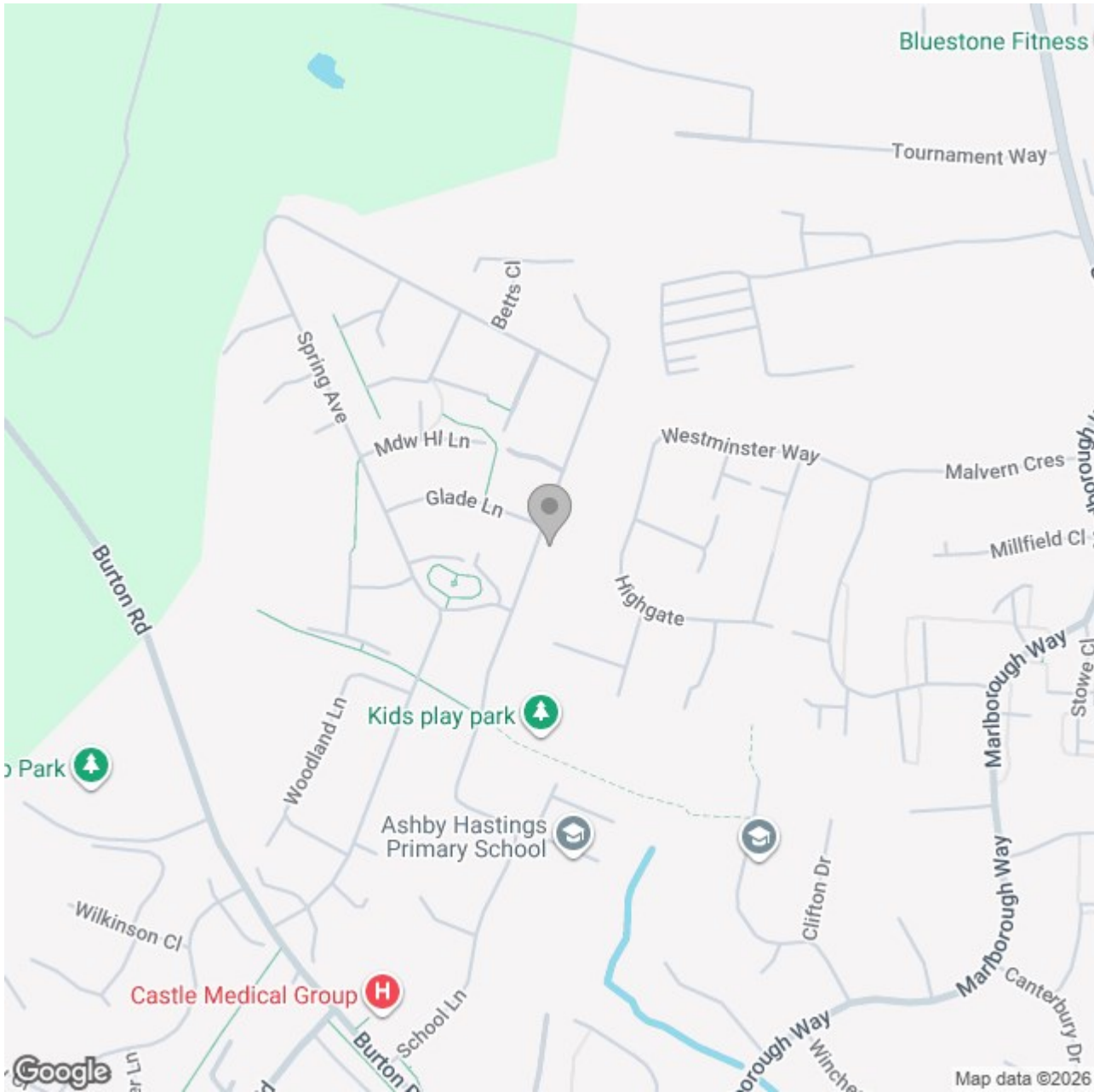


First Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



Total area: approx. 106.5 sq. metres (1146.7 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	