





**\*\*\*\* MODERN SEMI  
DETACHED PROPERTY ON  
THE EDGE OF A POPULAR  
DEVELOPMENT \*\*\*\*** The  
property offers an entrance  
hall, lounge, fitted dining  
kitchen with a utility and  
guest cloakroom. Three first  
floor bedrooms, en suite  
shower and a bathroom.  
Double width drive with  
parking for 2 cars and an  
enclosed rear garden.  
**INTERNAL VIEWING HIGHLY  
RECOMMENDED.**



## HALL

Entrance door into the hall with stairs to the first floor, radiator and a door to the lounge.

## LOUNGE

Upvc double glazed window to the front and a radiator.

## KITCHEN DINER

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

## UTILITY ROOM

Plumbing and space for a washing machine, work surface and cupboard, wall mounted boiler and upvc double glazed window.

## CLOAKROOM

Low flush wc, wash hand basin and a radiator.

## FIRST FLOOR LANDING

Loft access, airing cupboard and doors to -

## BEDROOM 1

Fitted wardrobes, storage cupboard, radiator and upvc double glazed window.

## 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.

## BATHROOM

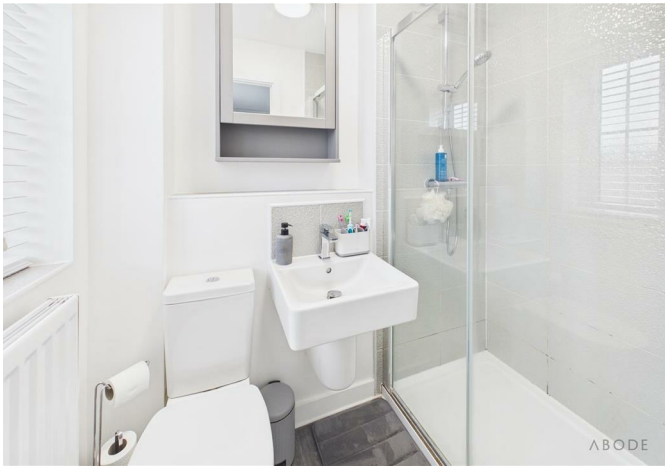
Panel enclosed bath, low flush wc, wash hand basin and a radiator.

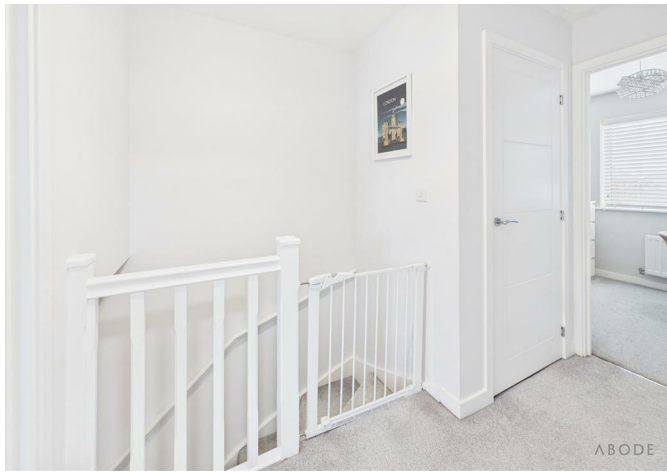
## OUTSIDE

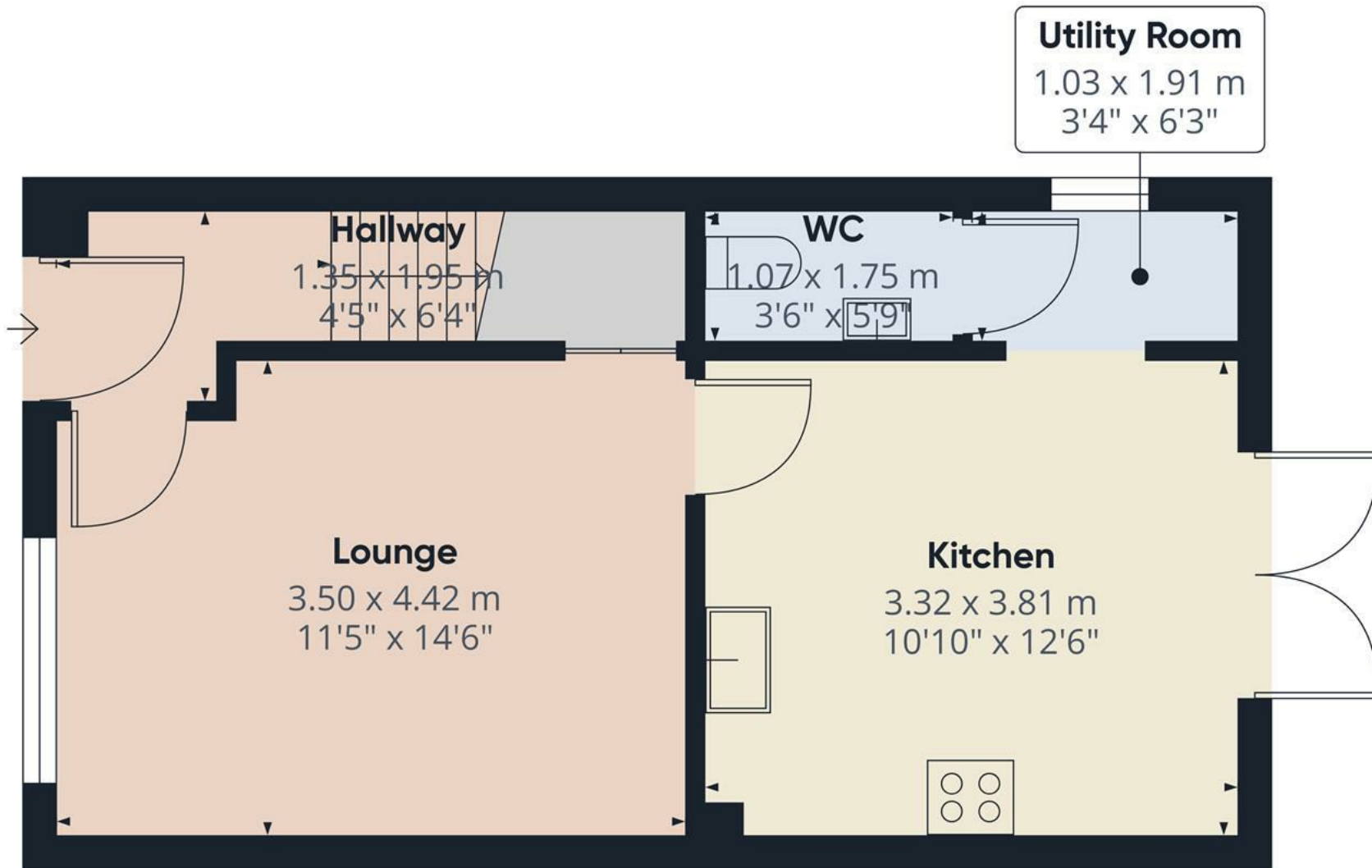
Double width drive for 2 cars, side gated access to the enclosed rear garden offering a lawn and patio.











Approximate total area<sup>(1)</sup>  
36.3 m<sup>2</sup>  
390 ft<sup>2</sup>

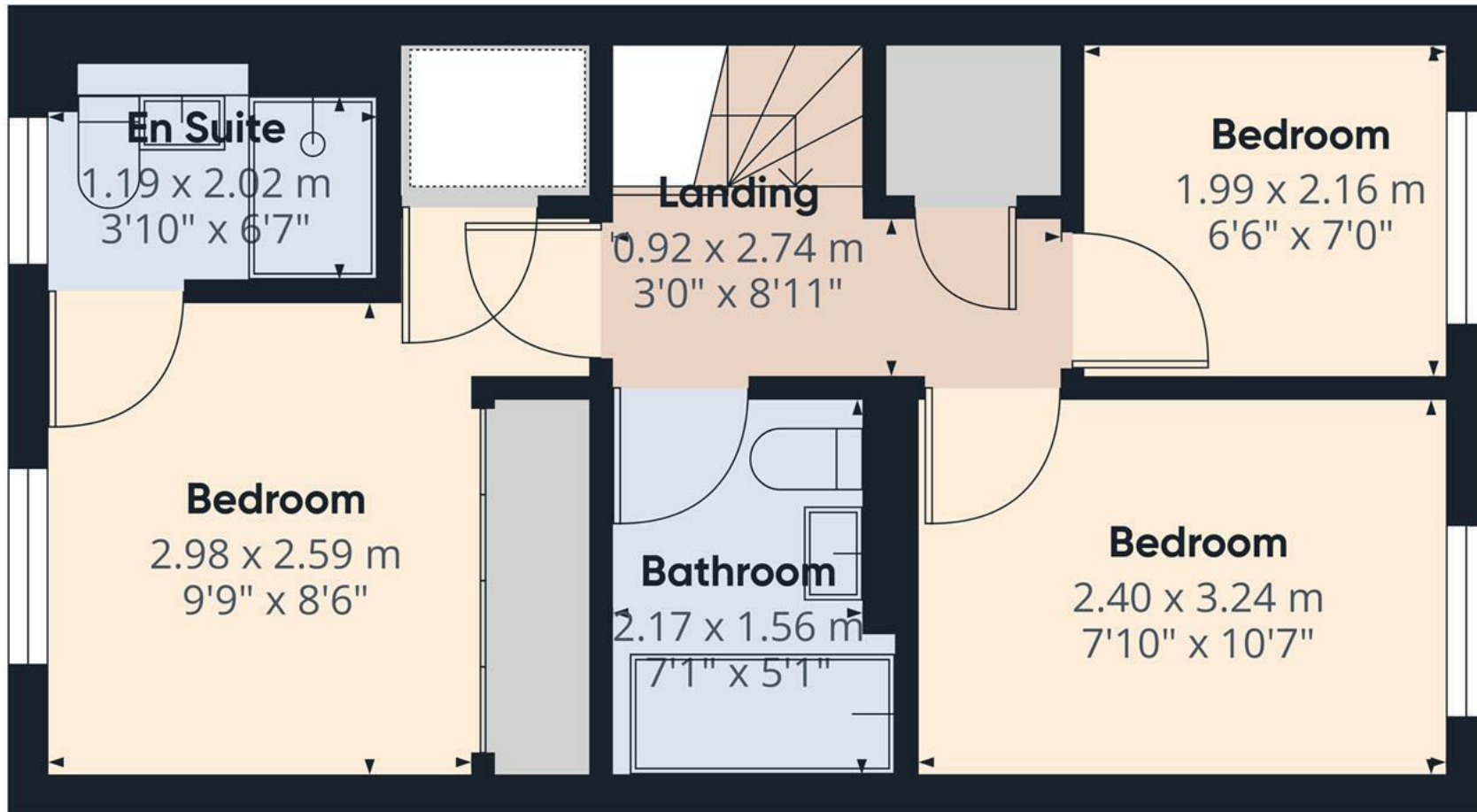
(1) Excluding balconies and terraces

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



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

32.3 m<sup>2</sup>

348 ft<sup>2</sup>

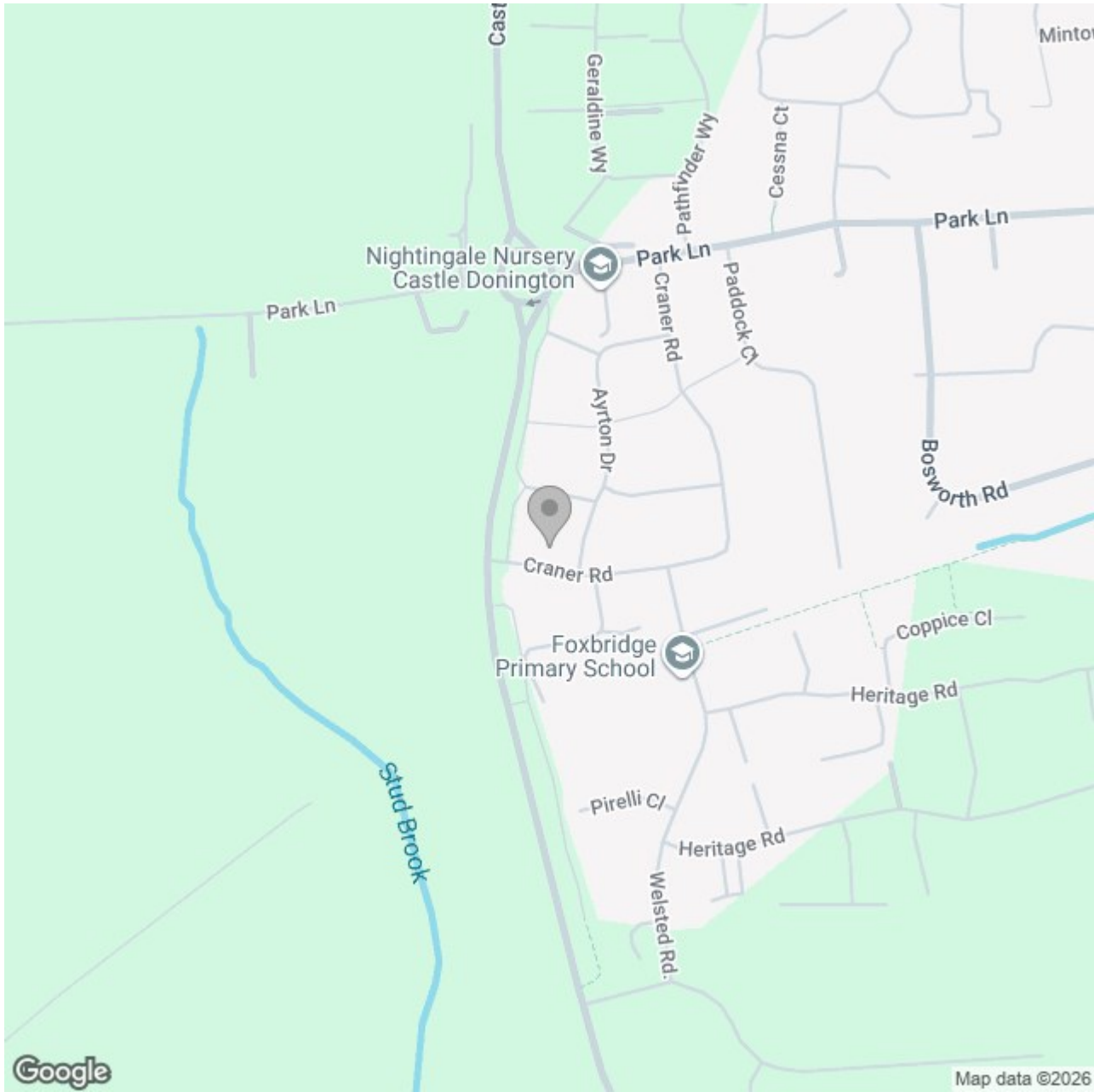
(1) Excluding balconies and terraces

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Floor 1



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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	