





\*\*\*\* STYLISH REDROW BUILT  
THREE BEDROOM SEMI  
DETACHED HOME \*\*\*\* REDROW  
HERITAGE COLLECTION -  
QUALITY FIXTURES & FITTINGS  
\*\*\*\* This is an impressive  
property offering an entrance  
hall, lounge, fitted dining  
kitchen with doors onto the  
garden. Three bedrooms, en  
suite shower room and a family  
bathroom. Front and rear  
gardens, long drive. INTERNAL  
VIEWING HIGHLY  
RECOMMENDED



## HALL

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

## CLOAKROOM

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

## LOUNGE

Upvc double glazed window and a radiator.

## KITCHEN DINER

High specification fitted units with work surfaces and a sink and drainer unit. Fitted electric double oven with a gas hob and extractor hood, integrated fridge freezer and dishwasher. Upvc double glazed window and double doors onto the garden and a radiator.

## UTILITY CUPBOARD

Plumbing and space for washing machine.

## FIRST FLOOR LANDING

Airing cupboard, loft access and upvc double glazed window.

## BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.

## EN SUITE

Shower, low flush wc, wash hand basin, radiator.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.



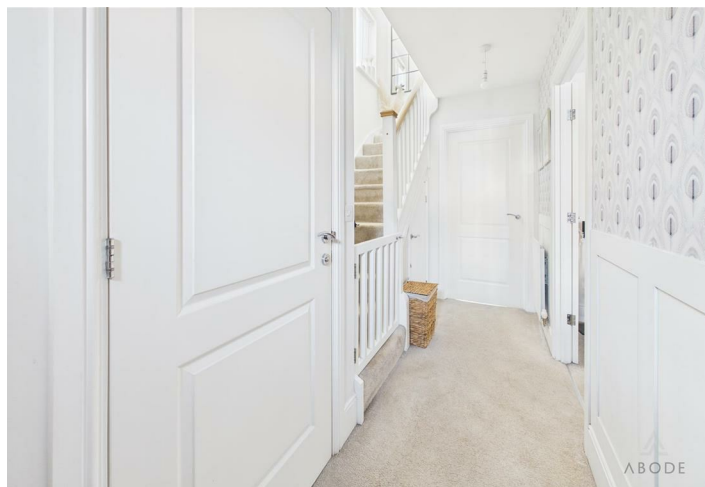
## BATHROOM

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

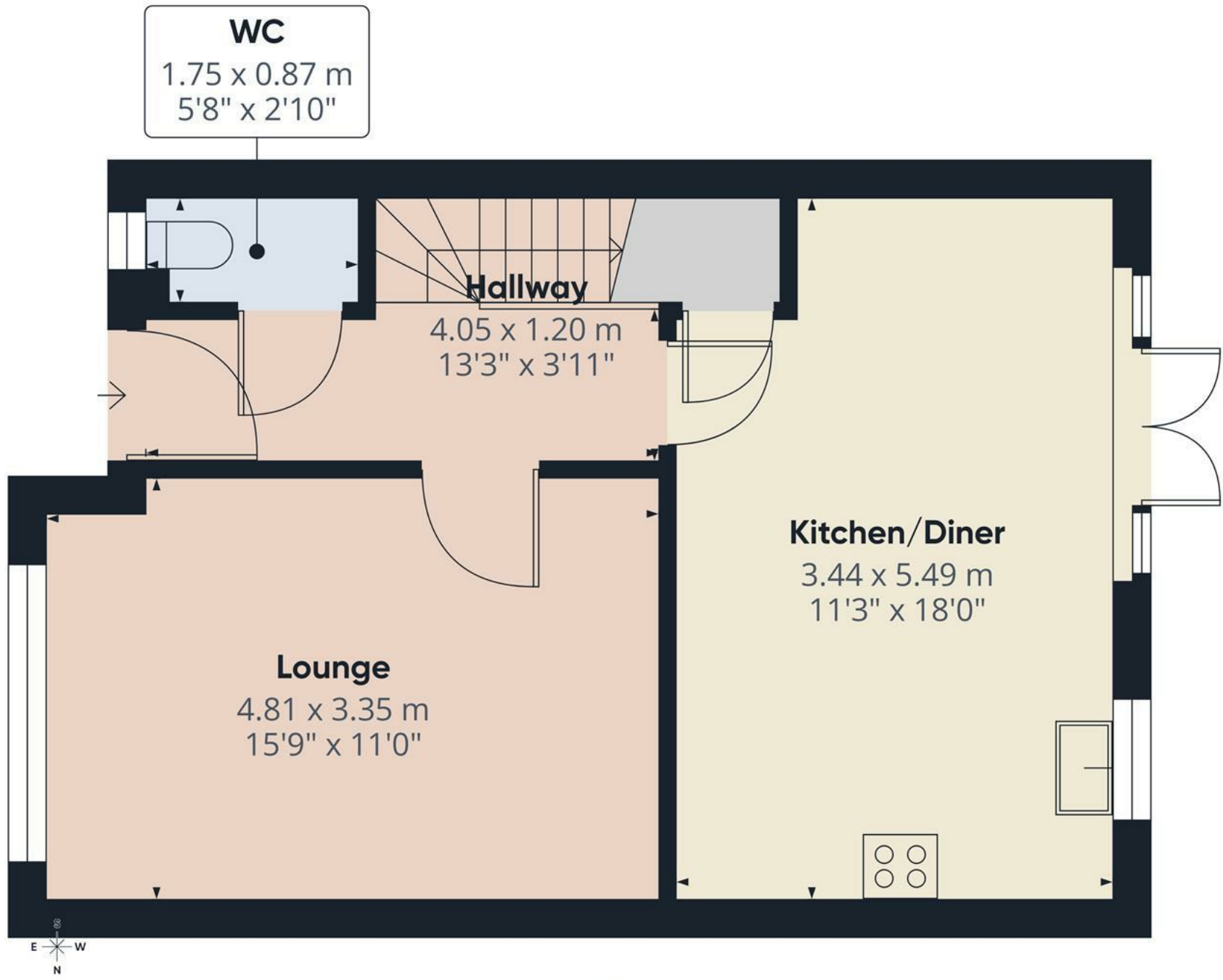
## OUTSIDE

Front lawn with hedges, long side drive. Gated access to the enclosed rear garden offering a lawn, raised beds, bark area and a paved patio.







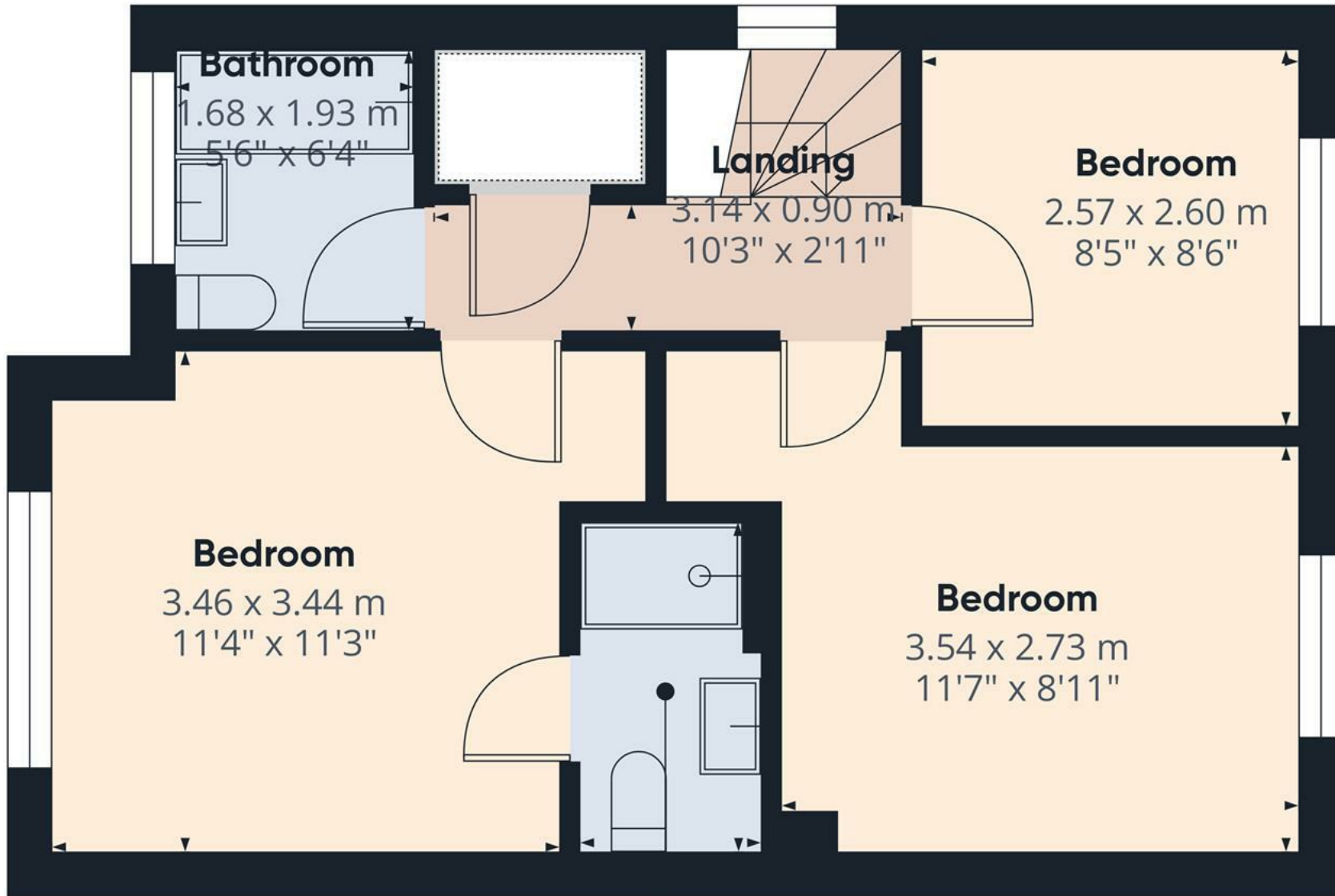


**Approximate total area<sup>(1)</sup>**  
43.5 m<sup>2</sup>  
468 ft<sup>2</sup>

(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.

**GIRAFFE360**



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

38.7 m<sup>2</sup>  
415 ft<sup>2</sup>

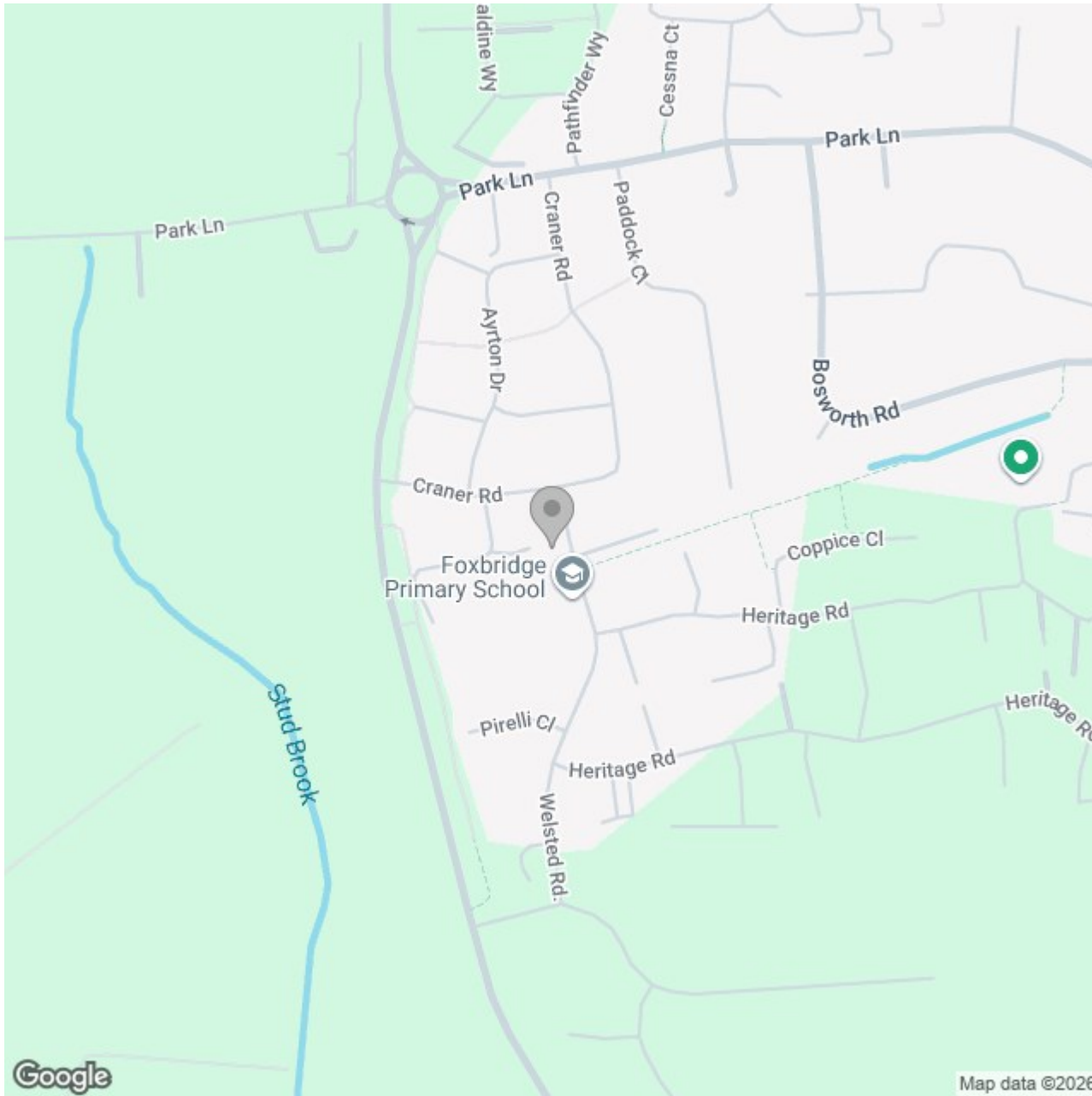
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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</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	