





**\*\*\*\* IMMACULATE DETACHED PROPERTY WITH A LONG DRIVE FOR 3 VEHICLES AND SINGLE GARAGE\*\*\*\*** This is a beautifully presented modern property on the highly regarded Highfields development. In brief the property offers a hallway, cloakroom and a lounge. Fitted dining kitchen with additional cupboards and display cabinets doors onto the garden. Three first floor bedrooms, en suite shower room and bathroom. Landscaped rear garden, long drive and a garage. Approx. 2 years of the NHBC warranty left. **INTERNAL VIEWING IS HIGHLY RECOMMENDED.**



## HALL

Entrance door into the hall with a radiator, upvc double glazed window to the side and stairs to the first floor.

## LOUNGE

Upvc double glazed window to the front elevation, under stairs storage cupboard and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces display cabinets, sink and drainer unit. Fitted electric oven, gas hob and extractor hood, integrated fridge freezer, dishwasher and washing machine. Further appliance space, upvc double glazed window and door onto the garden and a radiator.

## CLOAKROOM

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

## FIRST FLOOR LANDING

Upvc double glazed window and loft access. Large loft space with really high eaves, NHBC compliant raised boarding with shelving and electric strip light. Completed by nhbc approved fitter.

## BEDROOM I

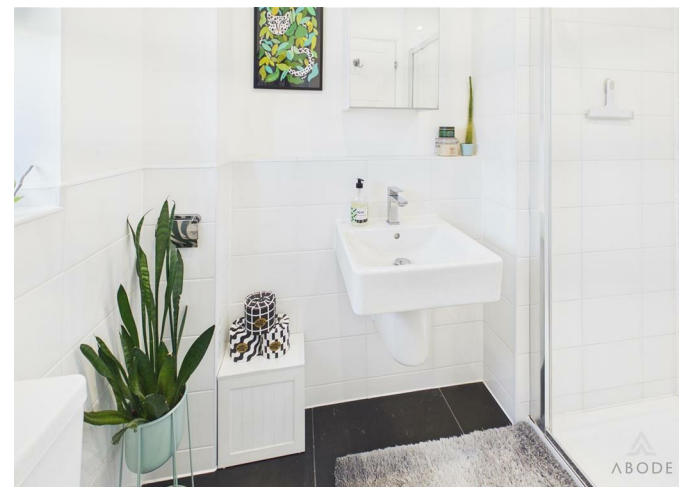
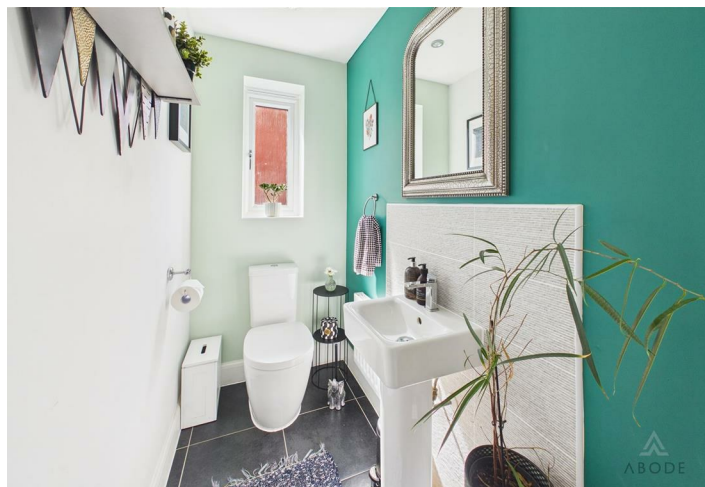
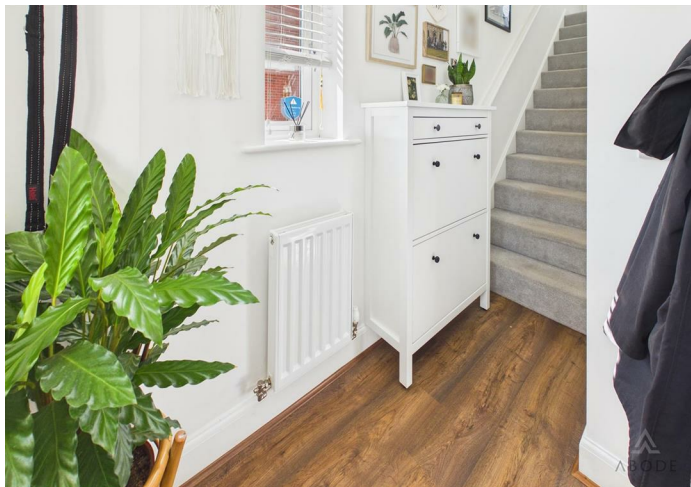
Upvc double glazed window and a radiator.



## EN SUITE

Enclosed shower, wash hand basin, low flush wc, radiator and a upvc double glazed window.







## BEDROOM 2

Upvc double glazed window, built in wardrobes and a radiator.

## BEDROOM 3/DRESSING ROOM

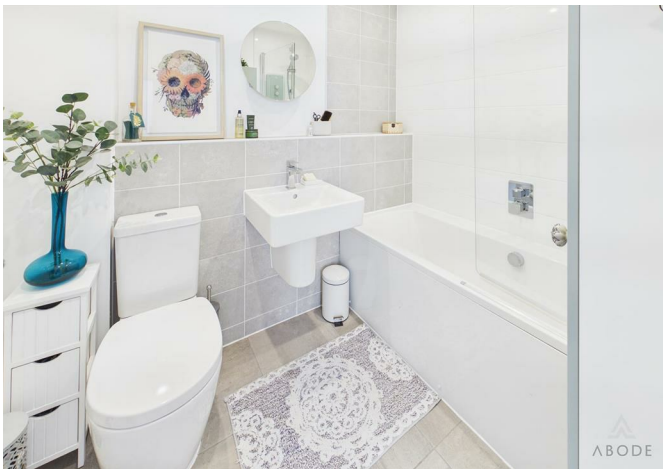
Currently used as a dressing room but plenty of space for a single bed. Upvc double glazed window and a radiator.

## BATHROOM

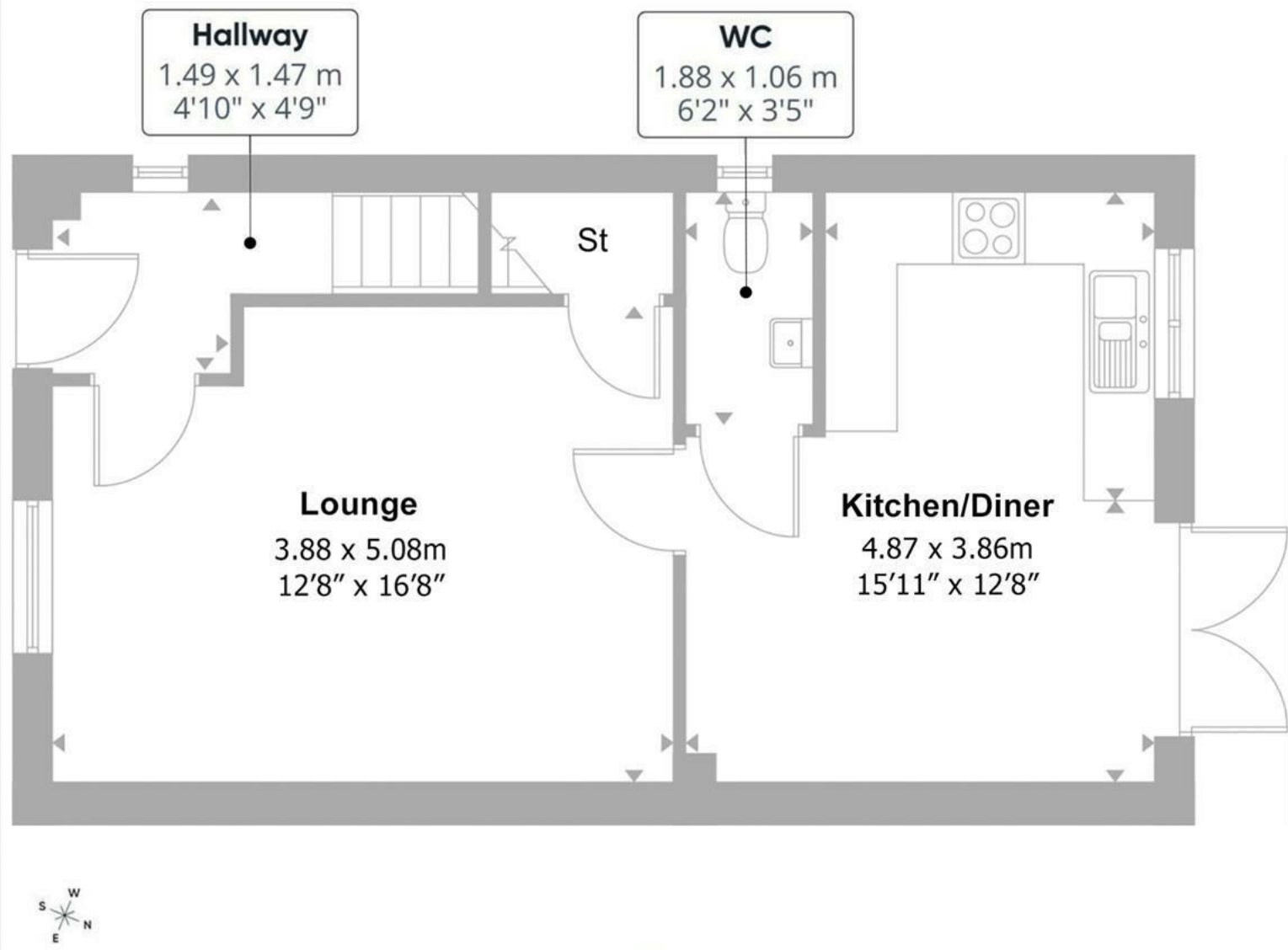
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin and a radiator.

## OUTSIDE

A long side driveway with space to accommodate a camper van alongside two cars simultaneously. Single garage with up and over door and power, side gated access to the enclosed rear garden offering paved and stoned seating areas, a lawn and flower bed. Outside water tap and an outdoor power supply with two sockets.







**Approximate total area<sup>(1)</sup>**  
42.9 m<sup>2</sup>  
462 ft<sup>2</sup>

(1) Excluding balconies and terraces

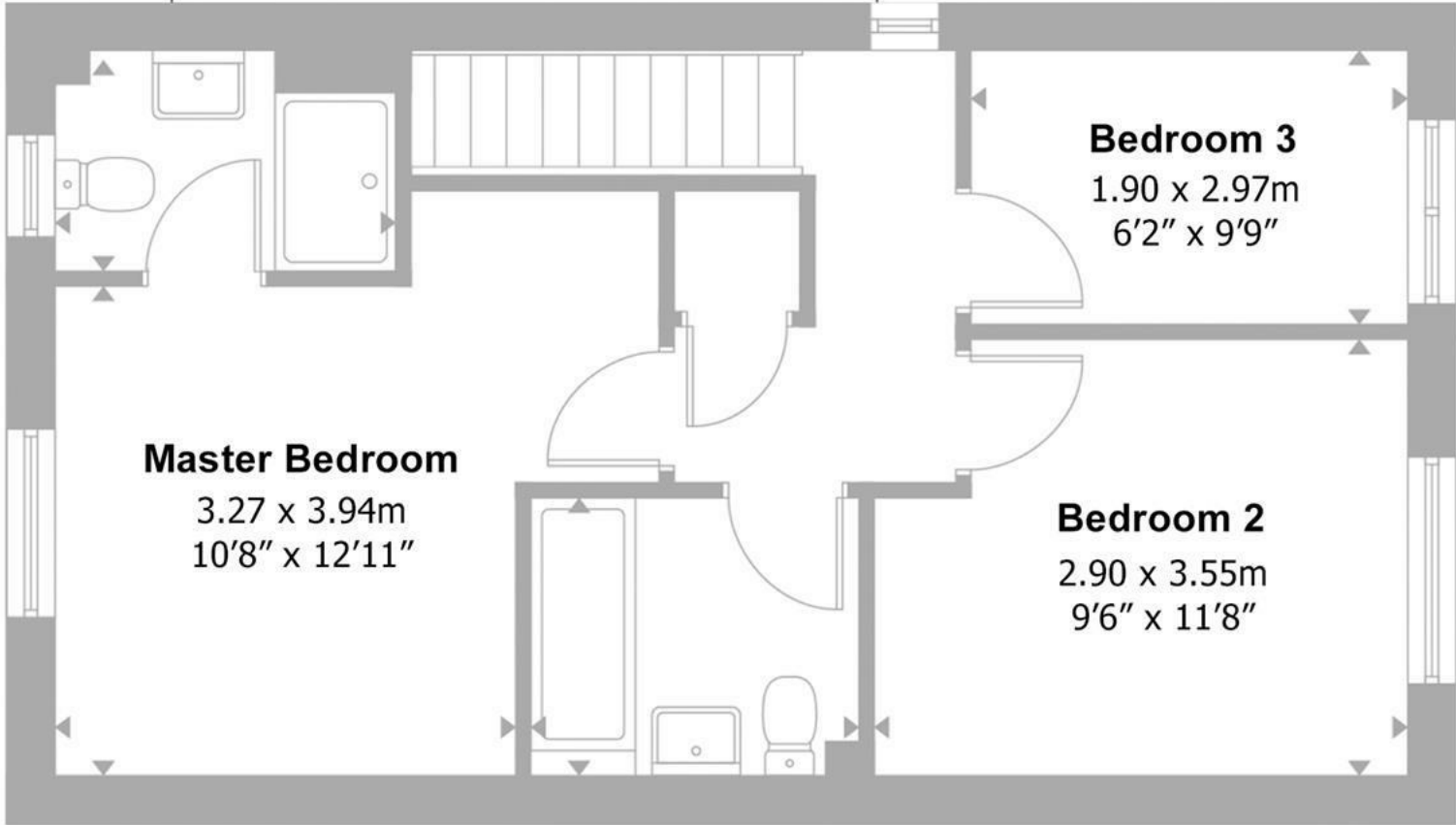
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**



**En-suite**  
1.37 x 2.28 m  
4'6" x 7'5"

**Landing**  
2.85 x 1.97 m  
9'4" x 6'5"



**Master Bedroom**  
3.27 x 3.94m  
10'8" x 12'11"

**Bedroom 3**  
1.90 x 2.97m  
6'2" x 9'9"

**Bedroom 2**  
2.90 x 3.55m  
9'6" x 11'8"

**Approximate total area<sup>(1)</sup>**  
39.1 m<sup>2</sup>  
420 ft<sup>2</sup>

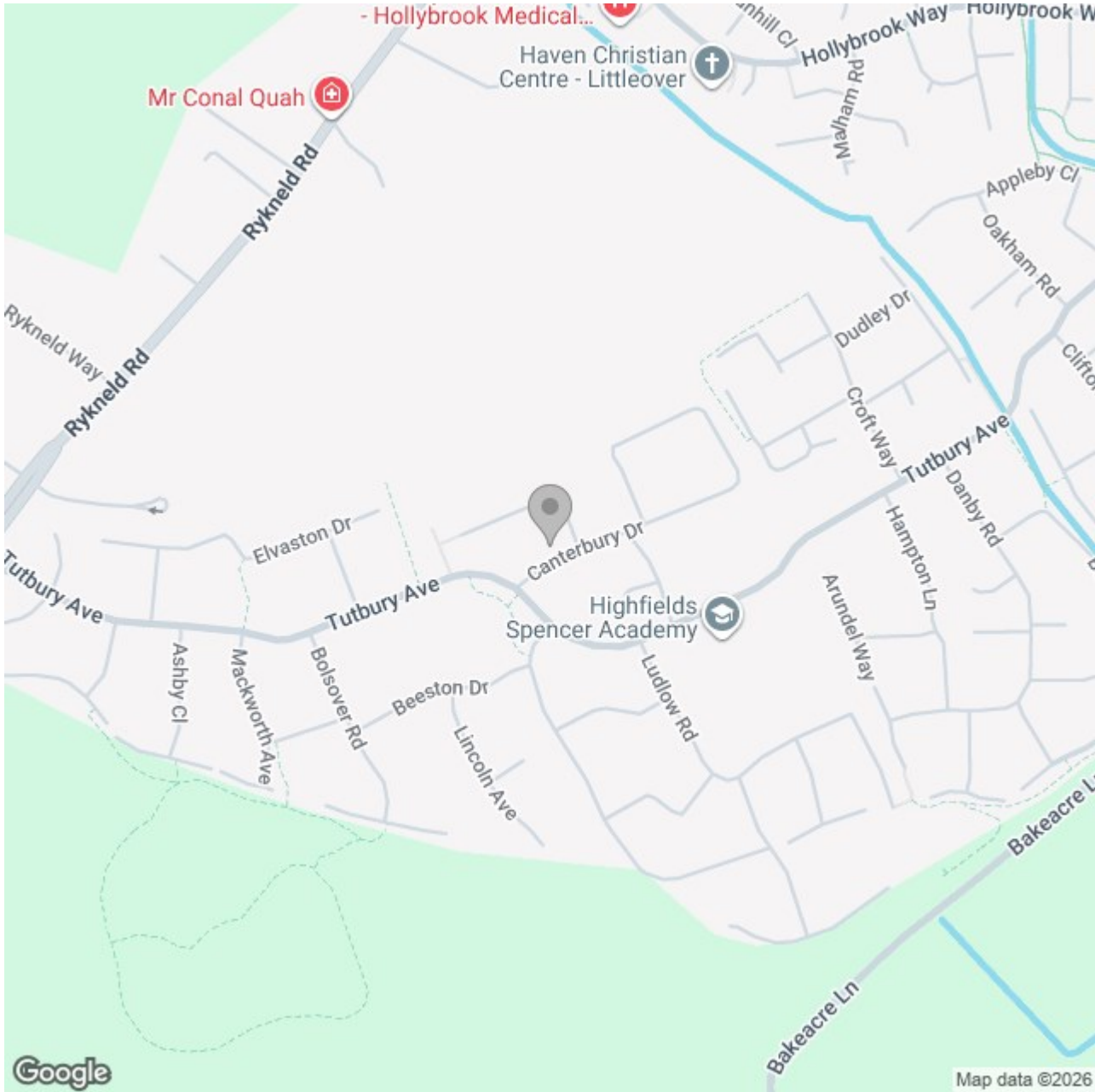
(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</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	