





**** IMPRESSIVE & WELL PROPORTIONED MODERN PROPERTY **** DETACHED GARAGE **** Located in a popular location close to a full range of amenities and schooling for all ages. In brief the property offers a hall, guest cloakroom, lounge and a dining kitchen with utility room. Three first floor bedrooms, master bedroom with an ensuite shower room and a family bathroom. Enclosed rear garden, rear drive and a single garage.



HALL

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

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Radiator and upvc double glazed window to the front.

DINING KITCHEN

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 hood, integrated dishwasher, space for a fridge freezer, breakfast bar, upvc double glazed window and double doors onto the garden. Radiator and door to the utility room.

UTILITY ROOM

Fitted units and work surface. plumbing and space for a washing machine, space for a tumble dryer, radiator and a door to the side.

FIRST FLOOR LANDING

Airing cupboard, loft access, upvc double glazed window and doors to -

BEDROOM 1

Upvc double glazed window and radiator.



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

OUTSIDE

Front lawn and path to the entrance door. Rear long drive down to the single garage with up and over door. Gated access to the enclosed rear garden with a paved patio area and lawn.





Cloakroom/WC

5'2" x 2'10"
1.60 x 0.89 m

Hallway

12'11" x 4'9"
3.94 x 1.47 m

Lounge

12'0" x 12'9"
3.68 x 3.89 m

Kitchen/Diner

9'2" x 17'11"
2.82 x 5.46 m

Utility Room

5'3" x 7'6"
1.61 x 2.29 m

Approximate total area⁽¹⁾

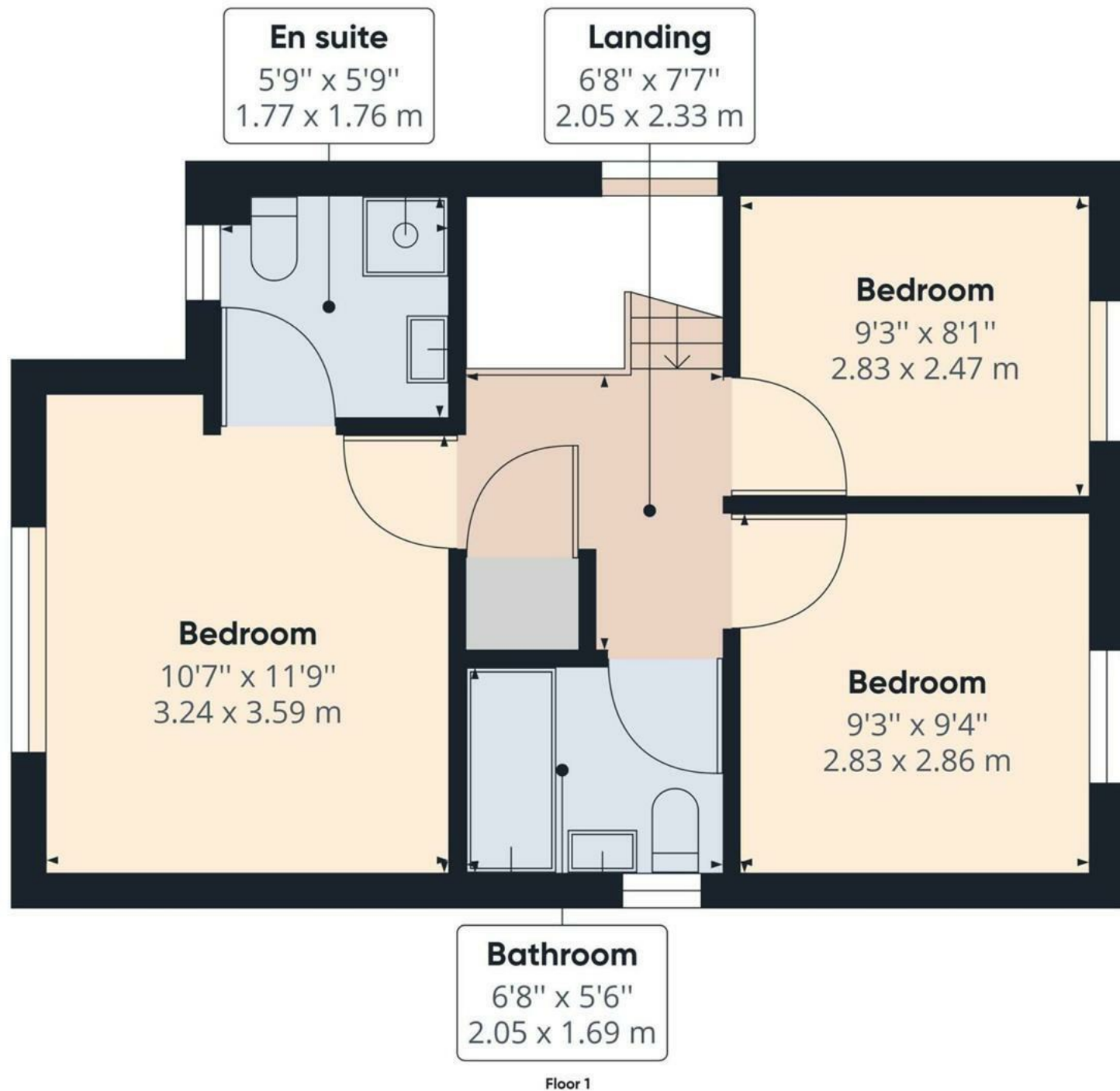
463.78 ft²
43.09 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Ground Floor



Approximate total area⁽¹⁾

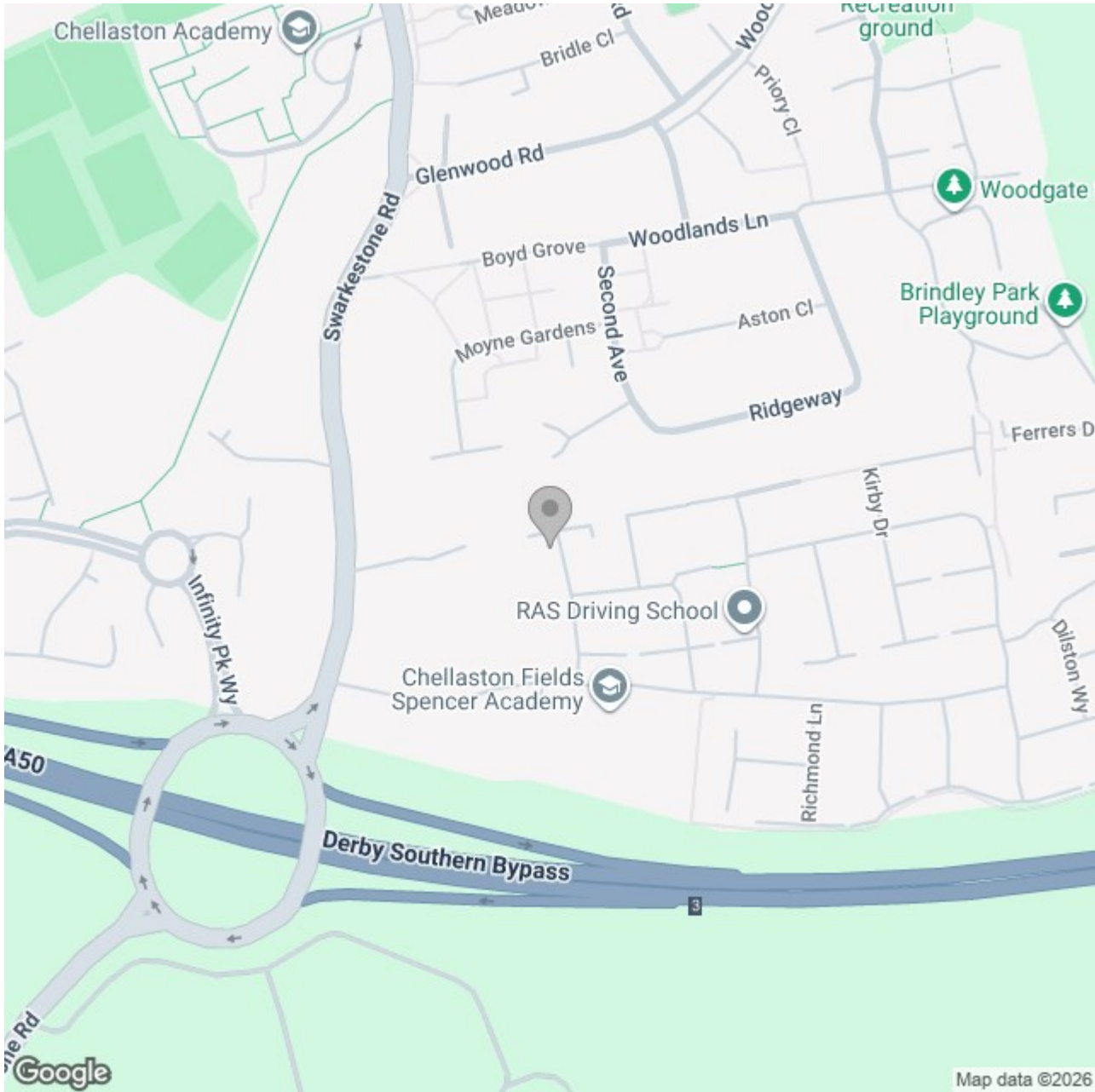
421.95 ft²

39.20 m²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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	