





**** FOUR BEDROOM DETACHED WITH A SOUTH FACING GARDEN **** Modern detached property offering a hall with guest cloakroom, lounge, fitted dining kitchen with doors onto the garden and a utility room. The first floor offers four bedrooms, master with an ensuite shower room and a family bathroom with both bath and a separate shower. Enclosed rear garden, long drive and a single garage.



HALL

Entrance door onto the hall with stairs to the first floor, storage cupboard and doors to -

LOUNGE

Upvc double glazed bay 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 double oven and hob with extractor hood, integrated dishwasher. Upvc double glazed windows and double doors onto the garden and a radiator.

UTILITY

Plumbing and space for a washing machine, fitted cupboards and a radiator.

CLOAKROOM

Low flush wc, wash hand basin and radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM

Upvc double glazed window, wardrobes and radiator.

EN SUITE

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

BEDROOM

Upvc double glazed window and radiator.

BEDROOM

Upvc double glazed window and radiator.



BEDROOM

Upvc double glazed window and radiator.

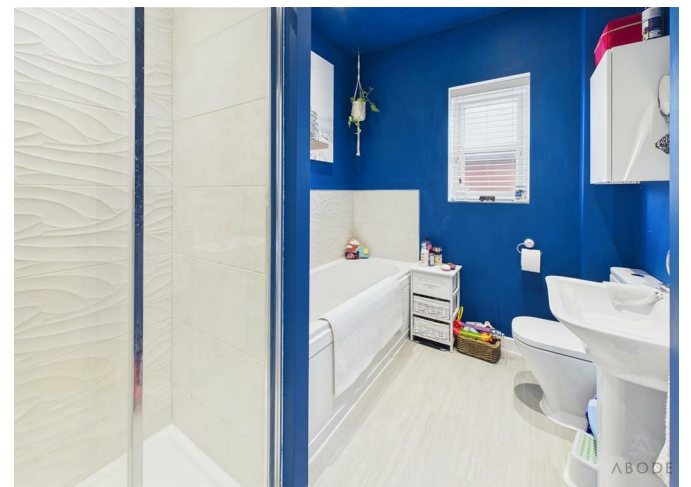
BATHROOM

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

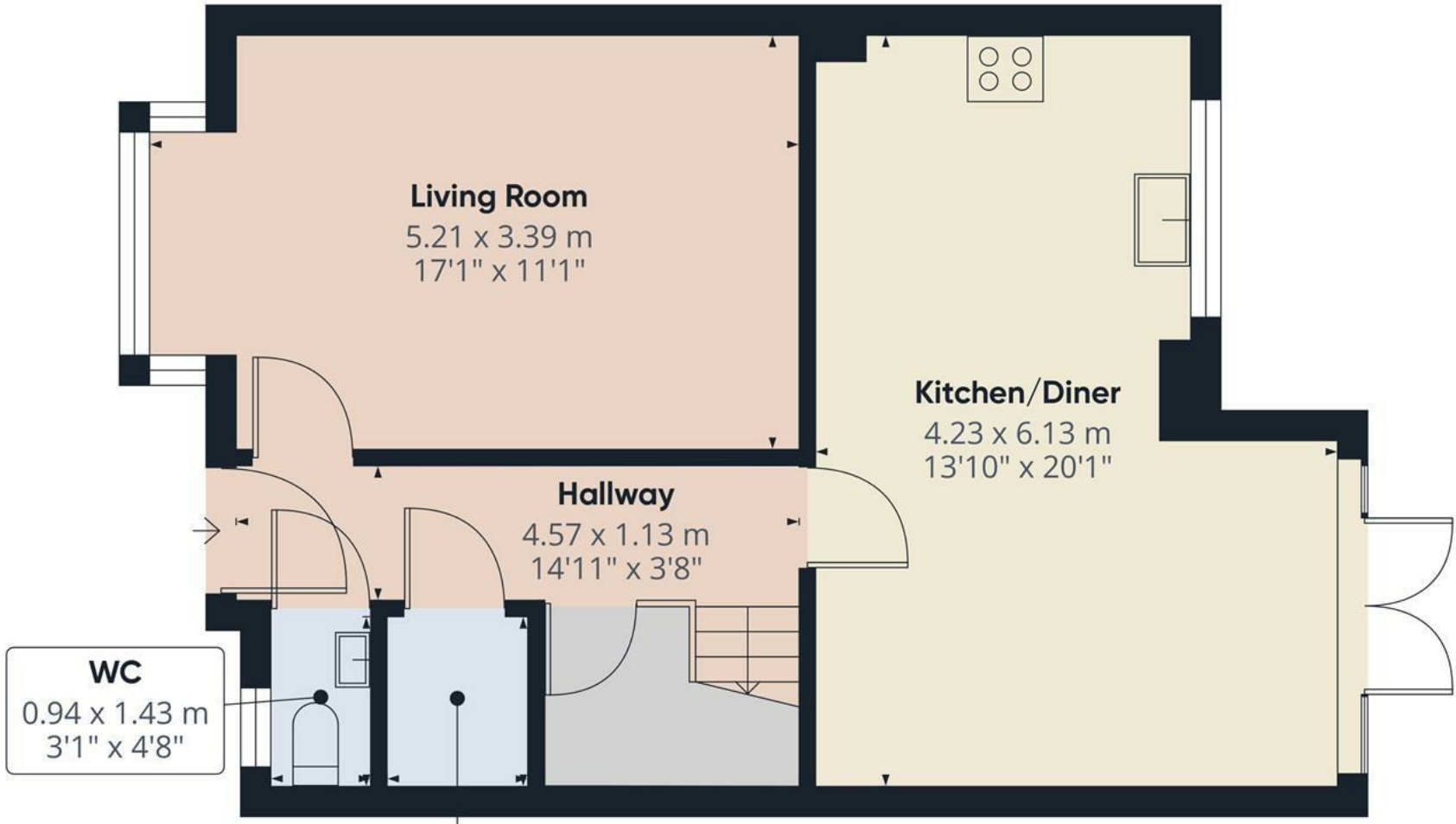
OUTSIDE

Long side drive down to a single garage with up and over door. Gated access to the enclosed rear garden with lawn and patio.









Approximate total area⁽¹⁾
51.4 m²
553 ft²

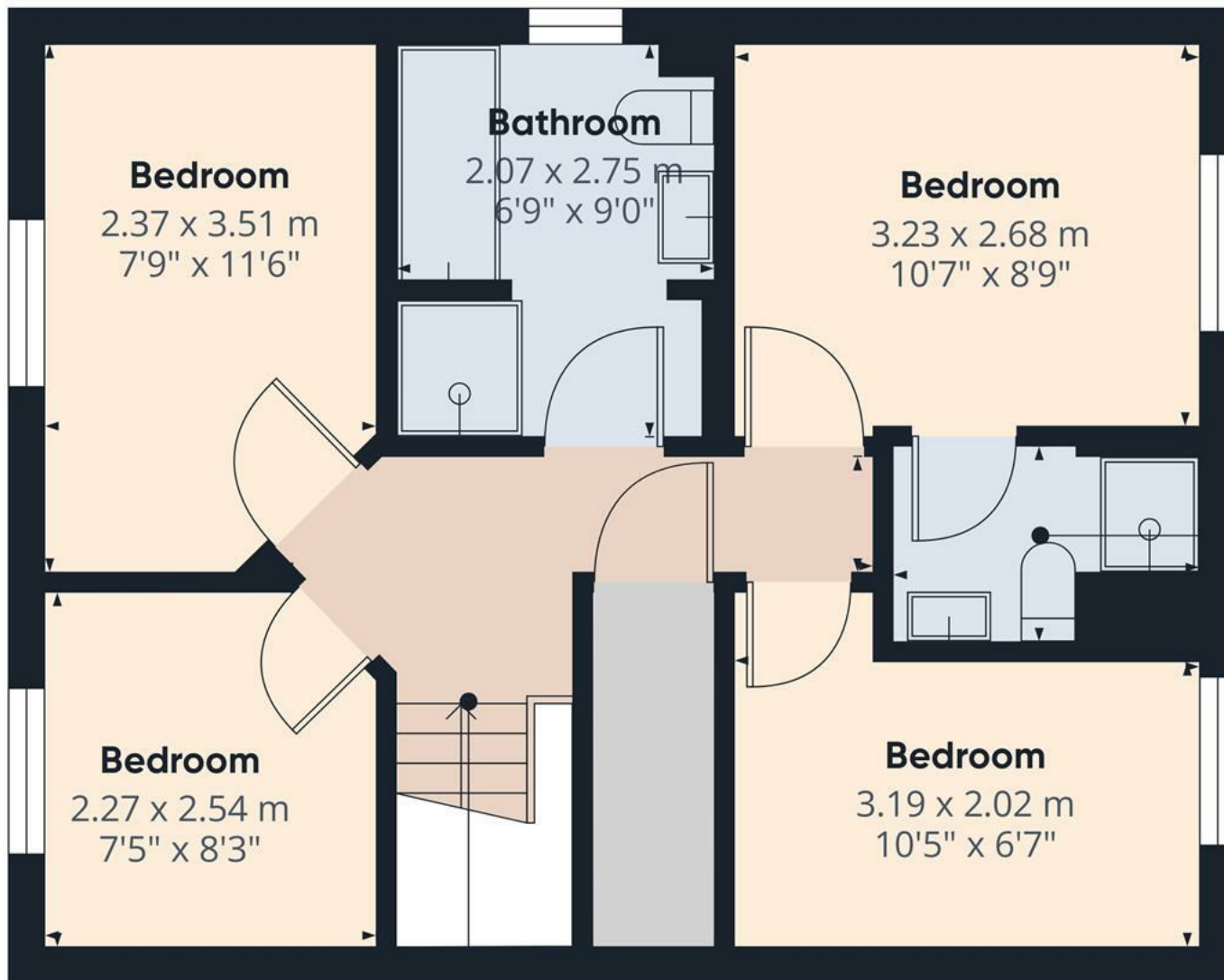
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



En-suite
2.11 x 1.35 m
6'11" x 4'5"

Landing
3.95 x 0.91 m
12'11" x 3'0"

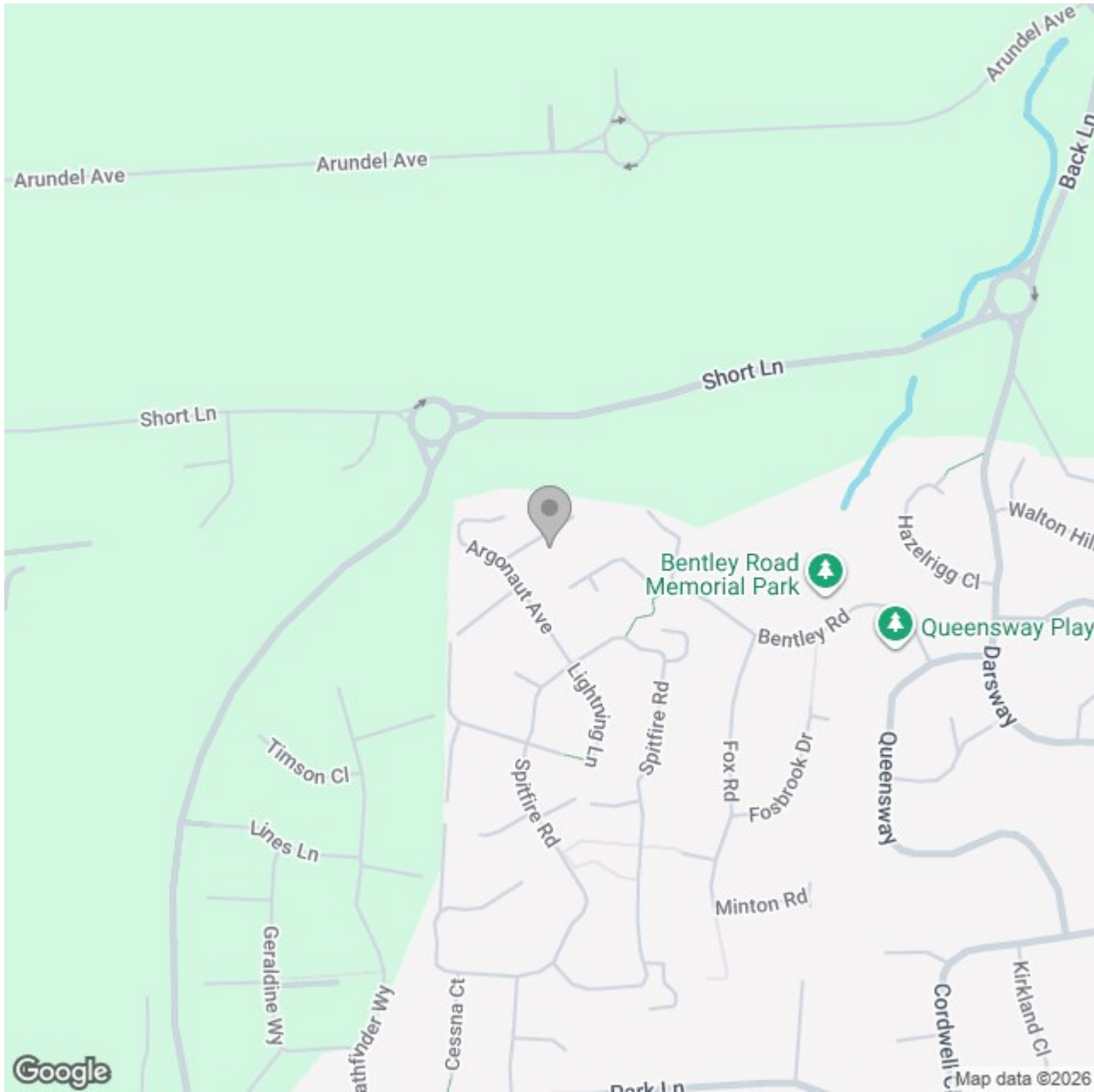
Approximate total area⁽¹⁾
45.3 m²
488 ft²



Floor 1

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	