







Situated in the popular rudimental Davison Homes development off Reservoir Road stands this immaculately presented four bedroom detached family home, In brief the gas centrally heated and double glazed accommodation comprises of entrance hallway, lounge, open plan kitchen diner with fitted appliances, utility room and cloakroom. To the first floor there are four good sized bedrooms with master having ensuite and a family bathroom. Outside the home has off road parking leading to a detached single garage and enclose rear garden. Viewing strictly by appointment only.



Entrance Hallway  
4'5 x 14'4

Living Room  
11'3 x 15'11

Cloakroom  
3'0 x 6'9

Kitchen Diner  
19'4 x 12'9

Utiliy Room  
4'2 x 5'4

First Floor Landing

Master Bedroom  
9'2 x 12'6

Ensuite Shower Room  
7'1 x 4'9

Bedroom  
8'4 x 11'4

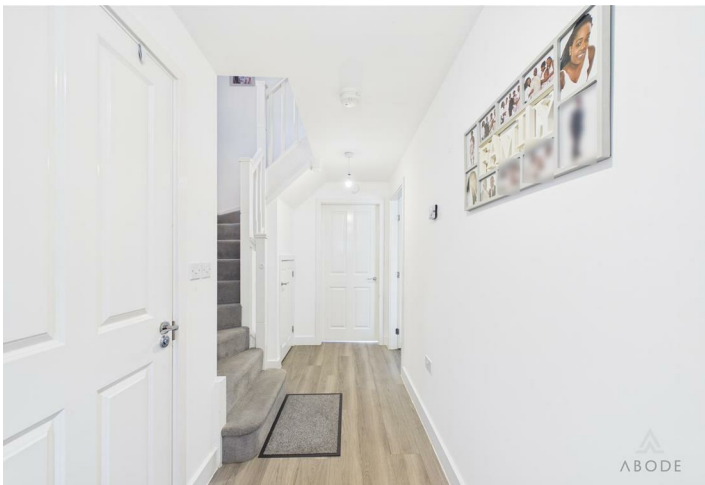
Bedroom  
10'9 x 7'6

Bedroom  
8' x 8'7

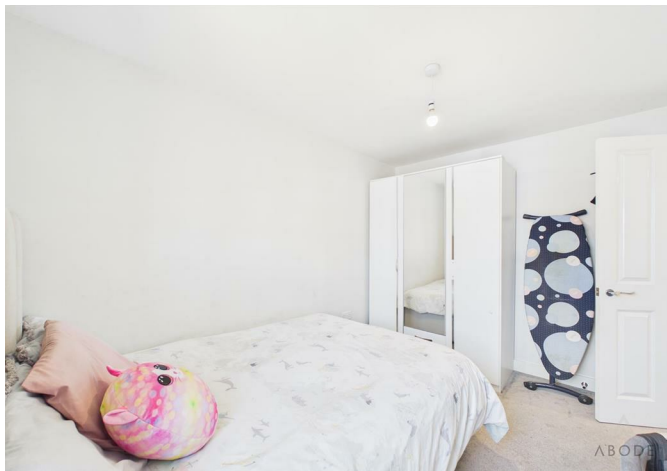
Family Bathroom  
6'3 x 6'8





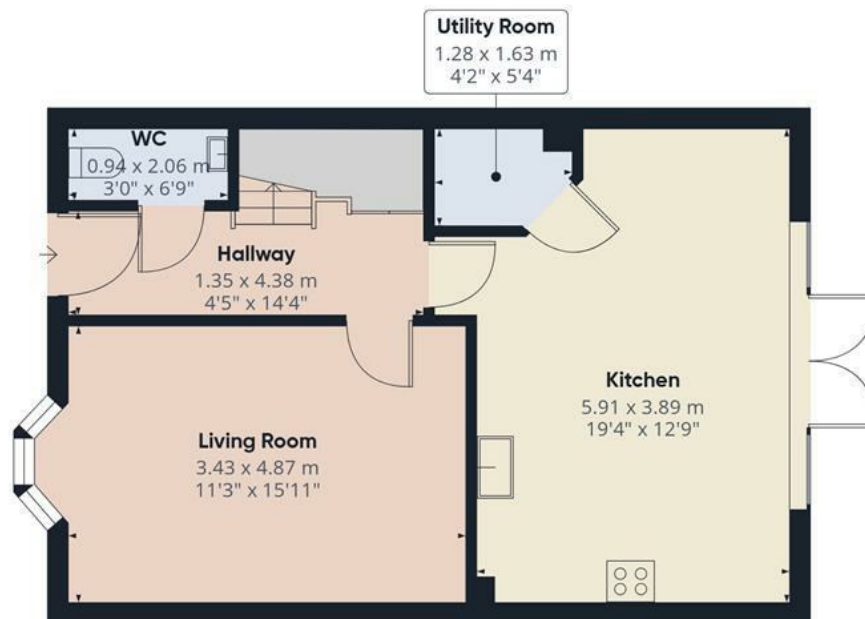




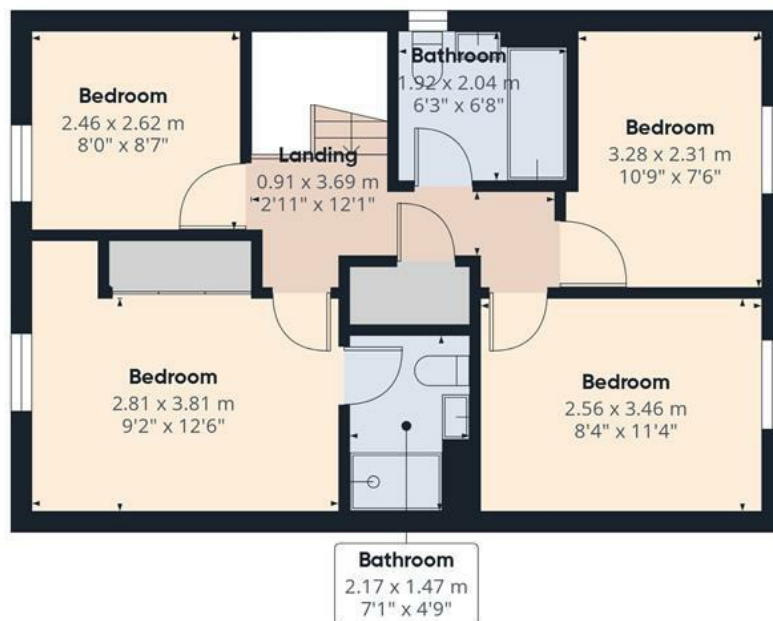








Floor 0



Floor 1

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

100.2 m<sup>2</sup>

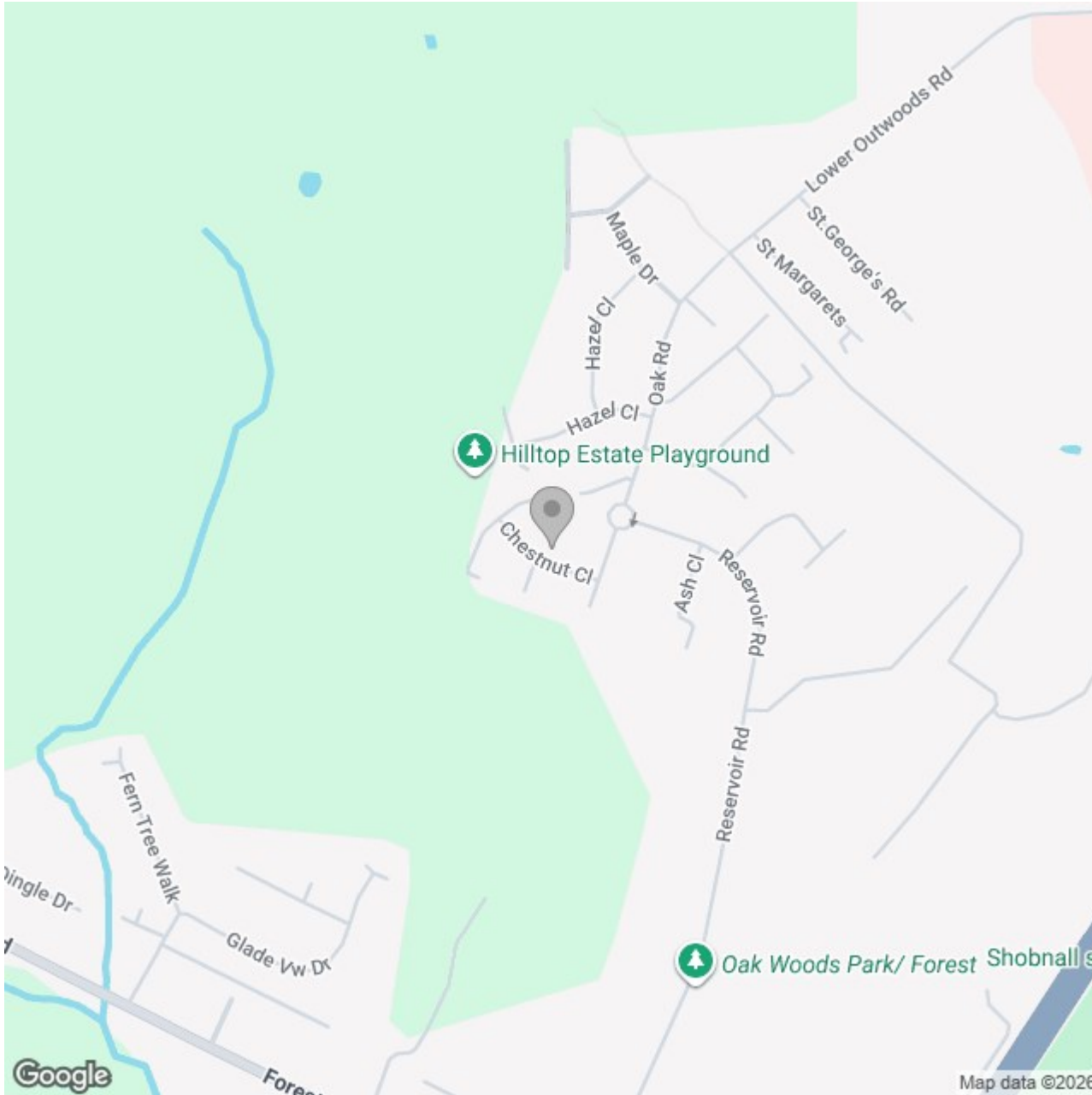
1078 ft<sup>2</sup>

(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





## 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>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  |           |