





**** REAR DRIVE AND SINGLE GARAGE ****

Extended semi detached property in a popular cul de sac location. In brief the property offers a porch and hallway, guest cloakroom, lounge, conservatory and a fitted kitchen. Three first floor bedrooms and family bathroom. Front and rear gardens, drive and a single garage. The property is offered for sale with no upward chain.



PORCH

Entrance door into the porch with a door into the hall.

HALL

Storage cupboard, stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Feature fireplace, two radiators upvc double glazed window to the front and upvc double glazed windows and door into the conservatory.

CONSERVATORY

Upvc double glazed windows and doors onto the garden.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and gas hob, appliance spaces, upvc double glazed windows to the front and rear and door onto the garden.

FIRST FLOOR LANDING

Loft access with ladder and light.

BEDROOM 1

Fitted wardrobes and cupboards, storage cupboard, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.



BEDROOM 3

Upvc double glazed window, storage cupboard and radiator.

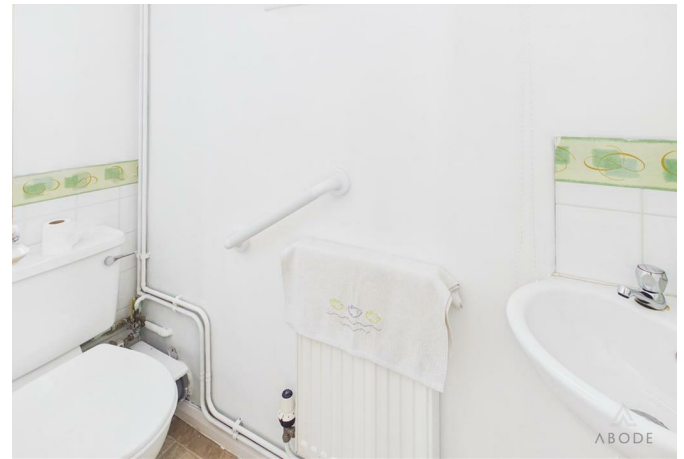
BATHROOM

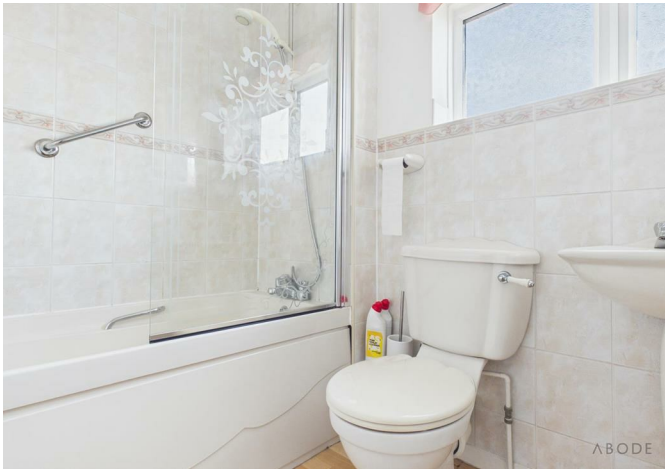
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

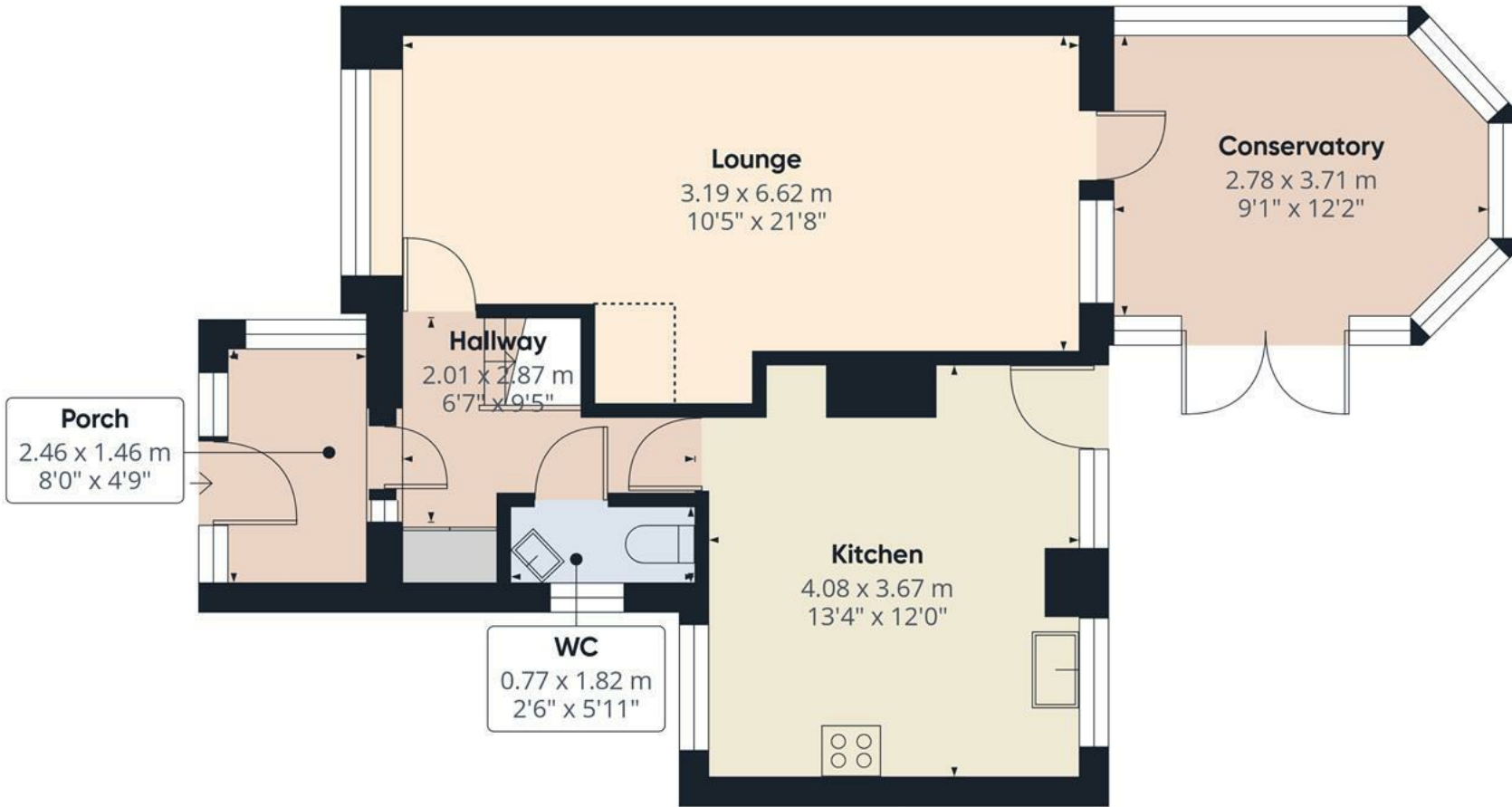
OUTSIDE

Paved front garden. Rear drive and single garage with electric door and a personal door into the garden. Gated access into the paved rear garden.









Approximate total area^m

56 m²

602 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

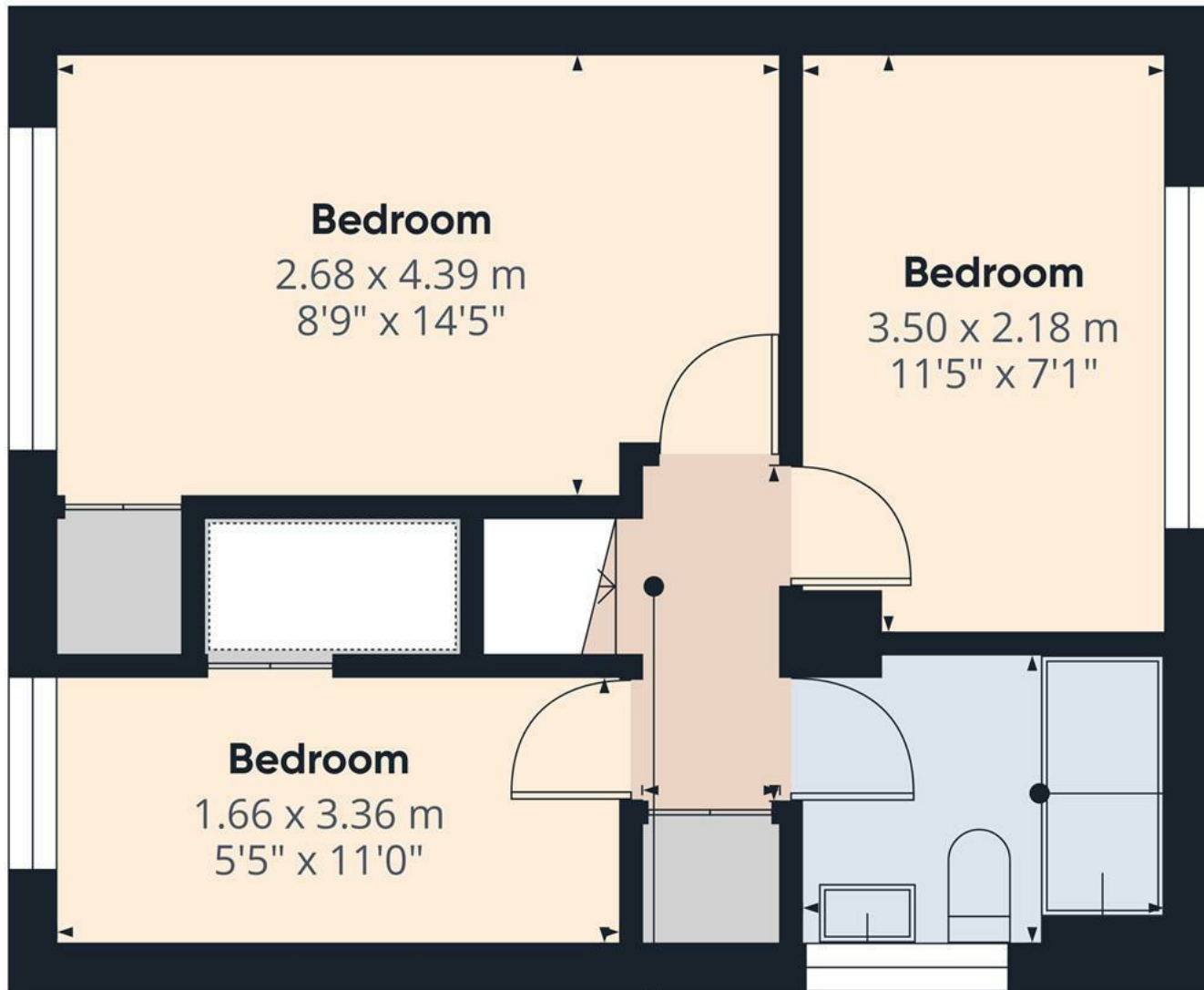
----- Below 1.5 m/5 ft

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

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Floor 0



Bedroom
2.68 x 4.39 m
8'9" x 14'5"

Bedroom
3.50 x 2.18 m
11'5" x 7'1"

Bedroom
1.66 x 3.36 m
5'5" x 11'0"

Bathroom
1.79 x 2.18 m
5'10" x 7'1"

Landing
2.06 x 0.86 m
6'9" x 2'9"



Floor 1

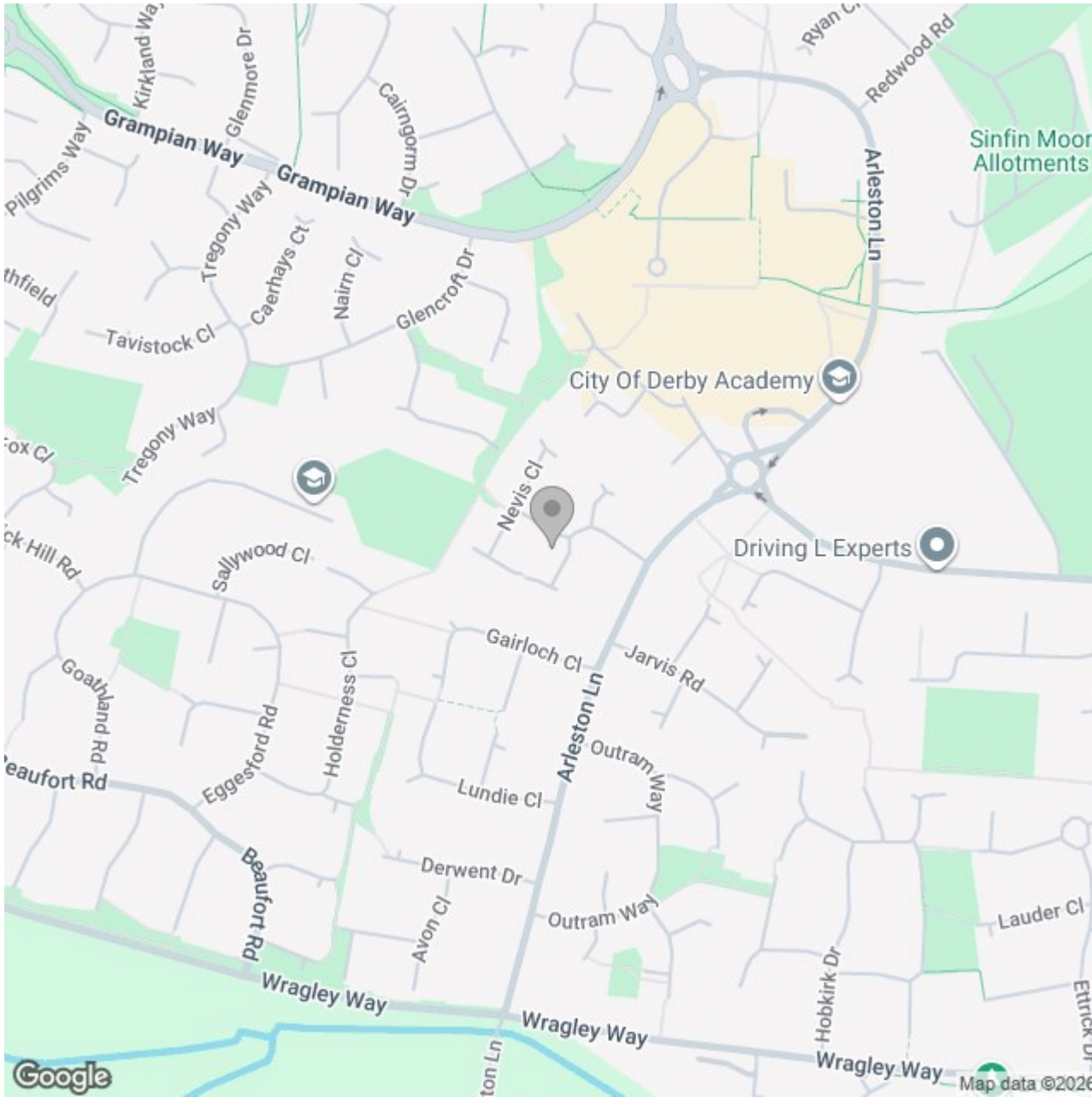
Approximate total area⁽¹⁾

31.6 m²
340 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.

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Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (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 |  |