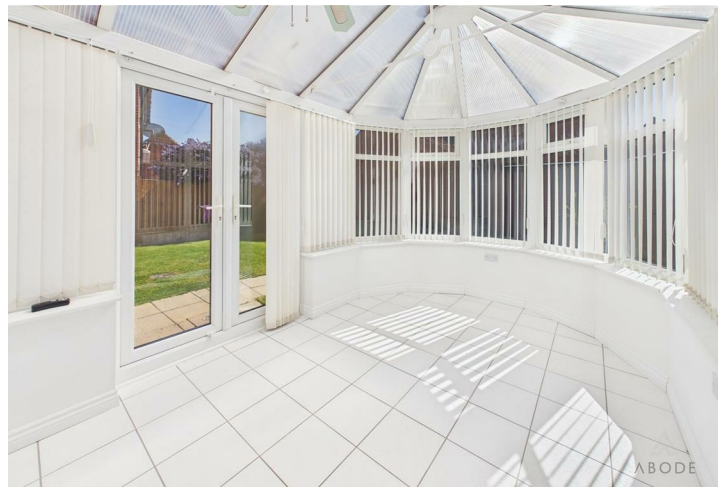
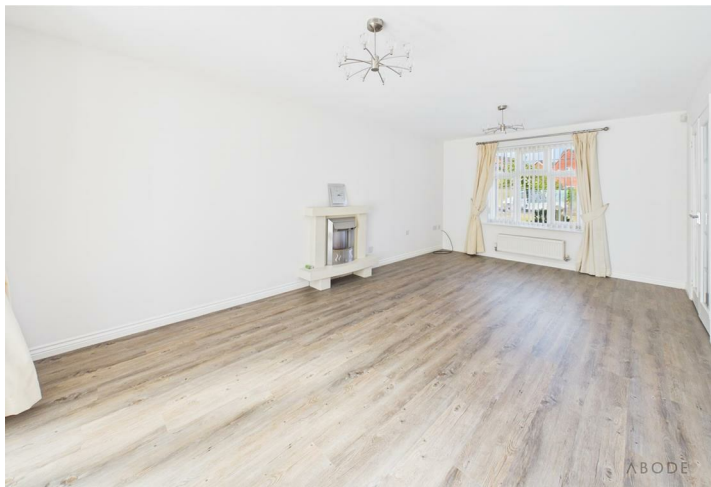






**\*\*\*\* REDECORATED AND NEW FLOORING THROUGHOUT \*\*\*\***  
Immaculate detached property located on a corner plot on a high regarded development in Woodville. The property has been well maintained and offers an entrance hall, guest cloakroom, large lounge and a separate dining room. Fitted breakfast kitchen with a utility room and a upvc double gazed conservatory. The first floor offers four good size bedrooms, en suite shower room and a family bathroom. Enclosed garden, rear drive and a single garage. OFFERED FOR SALE WITH NO UPWARD CHAIN.

## HALL

Entrance door into the hallway with stairs to the first floor a tiled floor, radiator and doors to -

## CLOAKROOM

Low flush WC, radiator and a tiled floor.

## LOUNGE

Feature electric fireplace with modern surround, radiator, upvc double glazed windows to the front and double doors into the conservatory, karndene flooring.

## CONSERVATORY

Upvc double glazed windows and doors onto the garden.

## DINING ROOM

Upvc double glazed window to the front elevation, karndene flooring and a radiator.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Brand new fitted electric double oven with five ring gas hob and a new extractor hood. Integrated fridge, tiled floor, radiator and upvc double glazed window.

## UTILITY ROOM

Fitted units with work surface, plumbing and space for a washing machine, sink and drainer unit, storage cupboard and door to the garden.

## FIRST FLOOR LANDING

Airing cupboard, loft access, radiator and doors to -

## BEDROOM 1

Upvc double glazed window and radiator. Wardrobes with sliding mirror doors.



## EN SUITE

Double shower with a new shower and screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

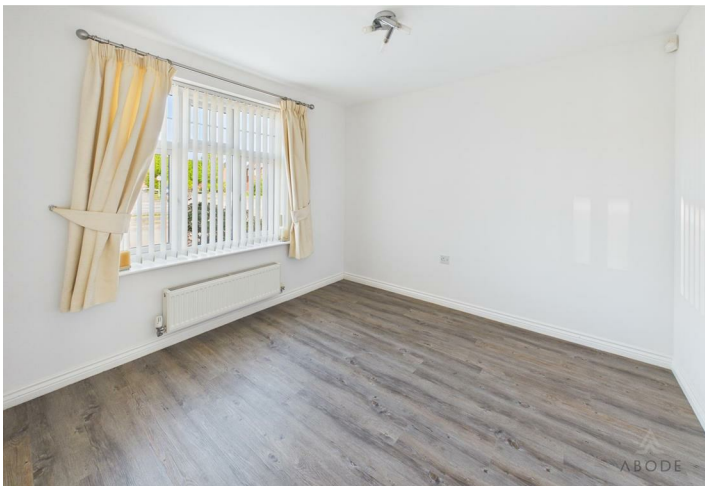
## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.







#### **BEDROOM 4**

Upvc double glazed window and radiator.

#### **BATHROOM**

Panel enclosed bath with a shower over, low flush wc, wash hand basin, tiled floor. Radiator and upvc double glazed window.

#### **OUTSIDE**

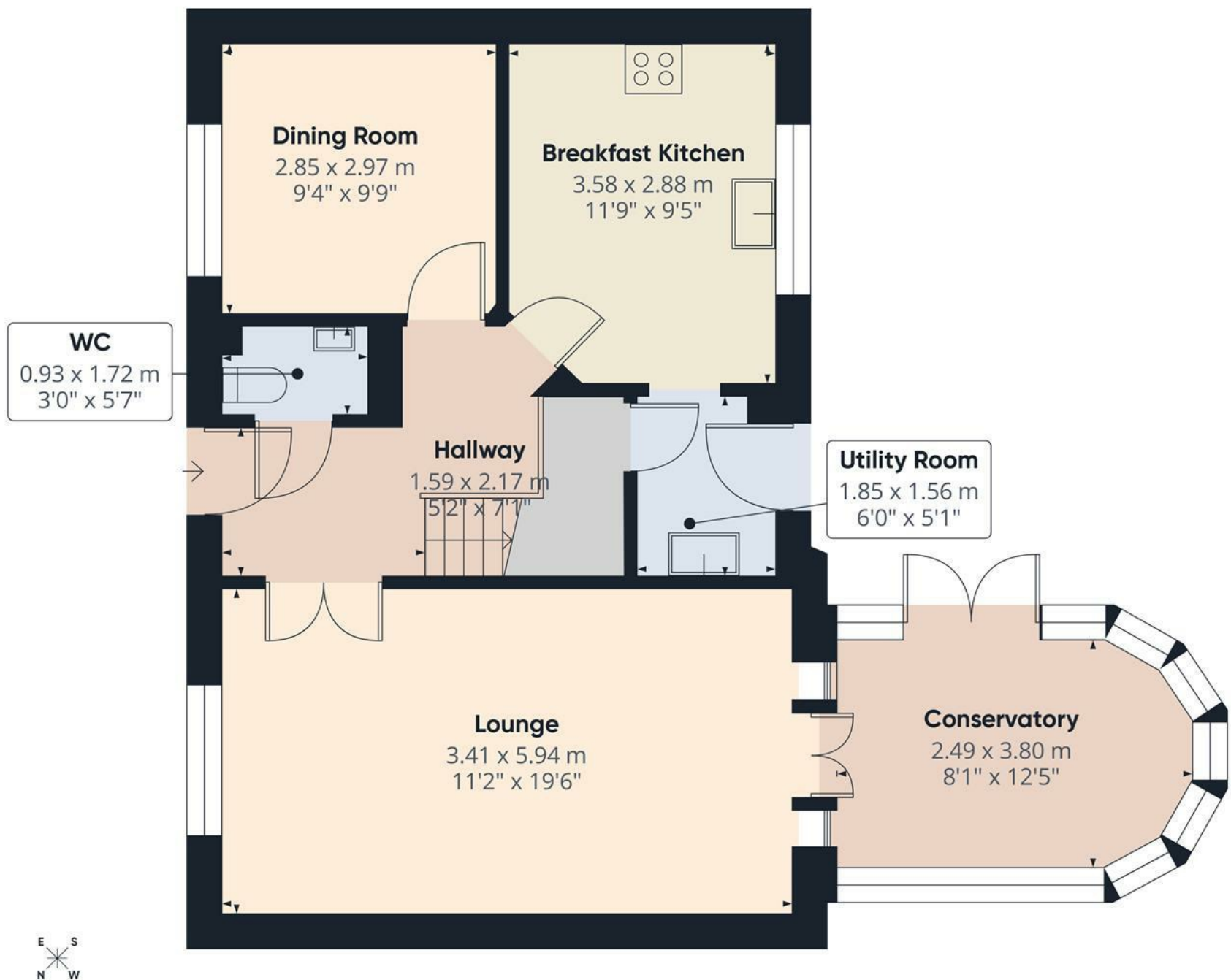
Rear drive and a single garage.

Enclosed garden with lawn and a patio area.







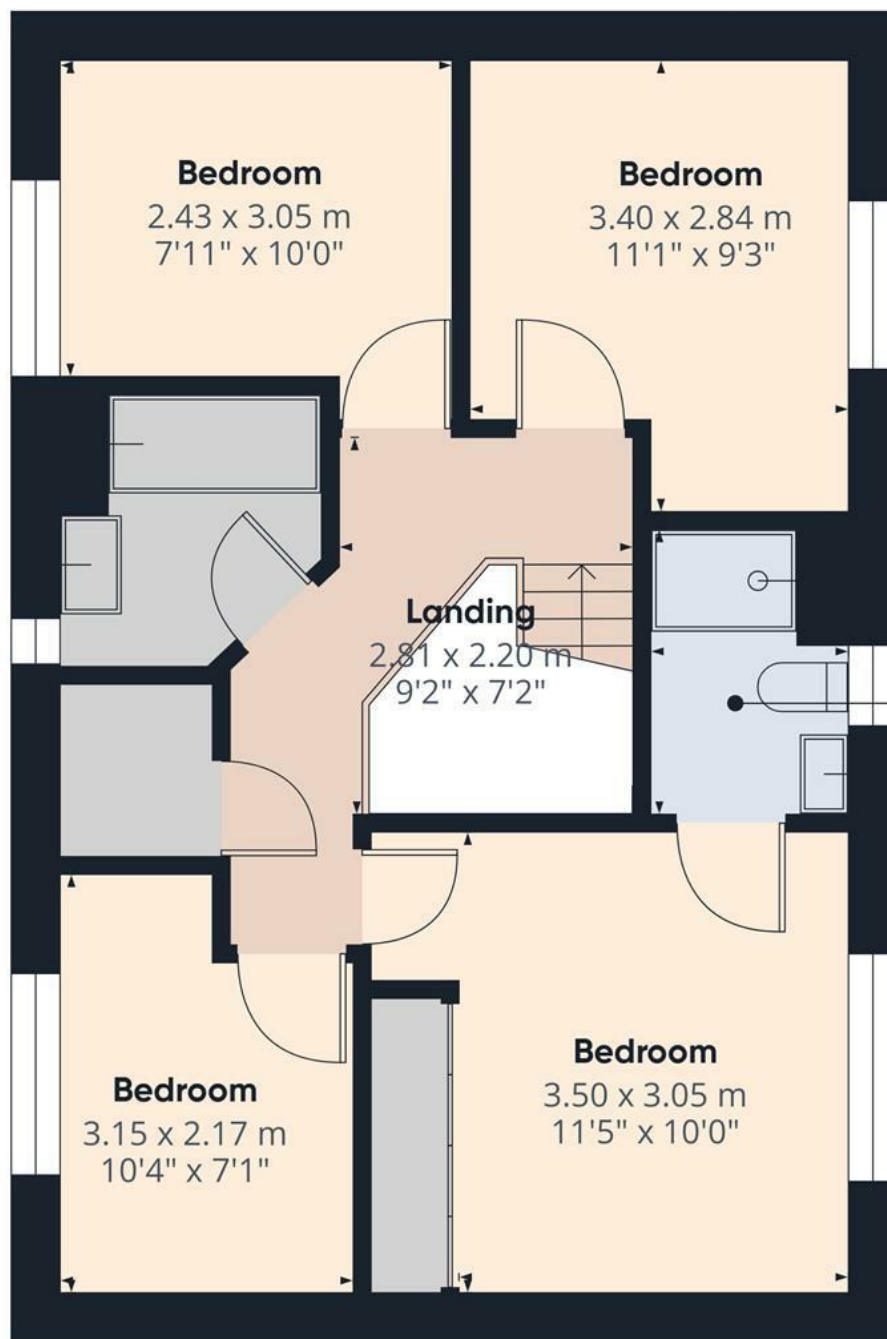


Floor 0

**Approximate total area<sup>(1)</sup>**  
63 m<sup>2</sup>  
679 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.



Floor 1

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

49.2 m<sup>2</sup>  
530 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>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>74</b>                                                                                                     | <b>78</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  |           |