





\*\*\*\* FITTED KITCHEN WITH UNDERFLOOR HEATING \*\*\*\*

NO CHAIN \*\*\*\* The is a beautifully presented detached property in a delightful position with a southerly facing walled garden. In brief the property offers a hall with guest cloakroom, lounge with feature fireplace with tv space above, fitted dining kitchen with doors onto the garden. There are three bedrooms an ensuite shower room and family bathroom. Front and rear gardens, long drive and a single garage.



## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Three upvc double glazed windows one being a feature bay, fire place with beamed mantle and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer unit with work surfaces and a sink and drainer unit. Integrated fridge freezer and dishwasher, fitted electric oven with gas hob and extractor hood, upvc double glazed window and double doors onto the garden, radiator and a storage cupboard.

## FIRST FLOOR LANDING

Upvc double glazed window, radiator, airing cupboard and loft access.

## BEDROOM 1

Upvc double glazed window and radiator.

## EN SUITE

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

## OUTSIDE

Front lawn, long side drive down to a single garage. Side gated access to an enclosed wall garden with lawn and patio.







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

41.5 m<sup>2</sup>

446 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.

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**WC**

1.04 x 1.47 m  
3'4" x 4'9"

**Kitchen/Diner**

2.38 x 5.36 m  
7'9" x 17'6"

**Lounge**

3.05 x 5.37 m  
10'0" x 17'7"

**Hallway**

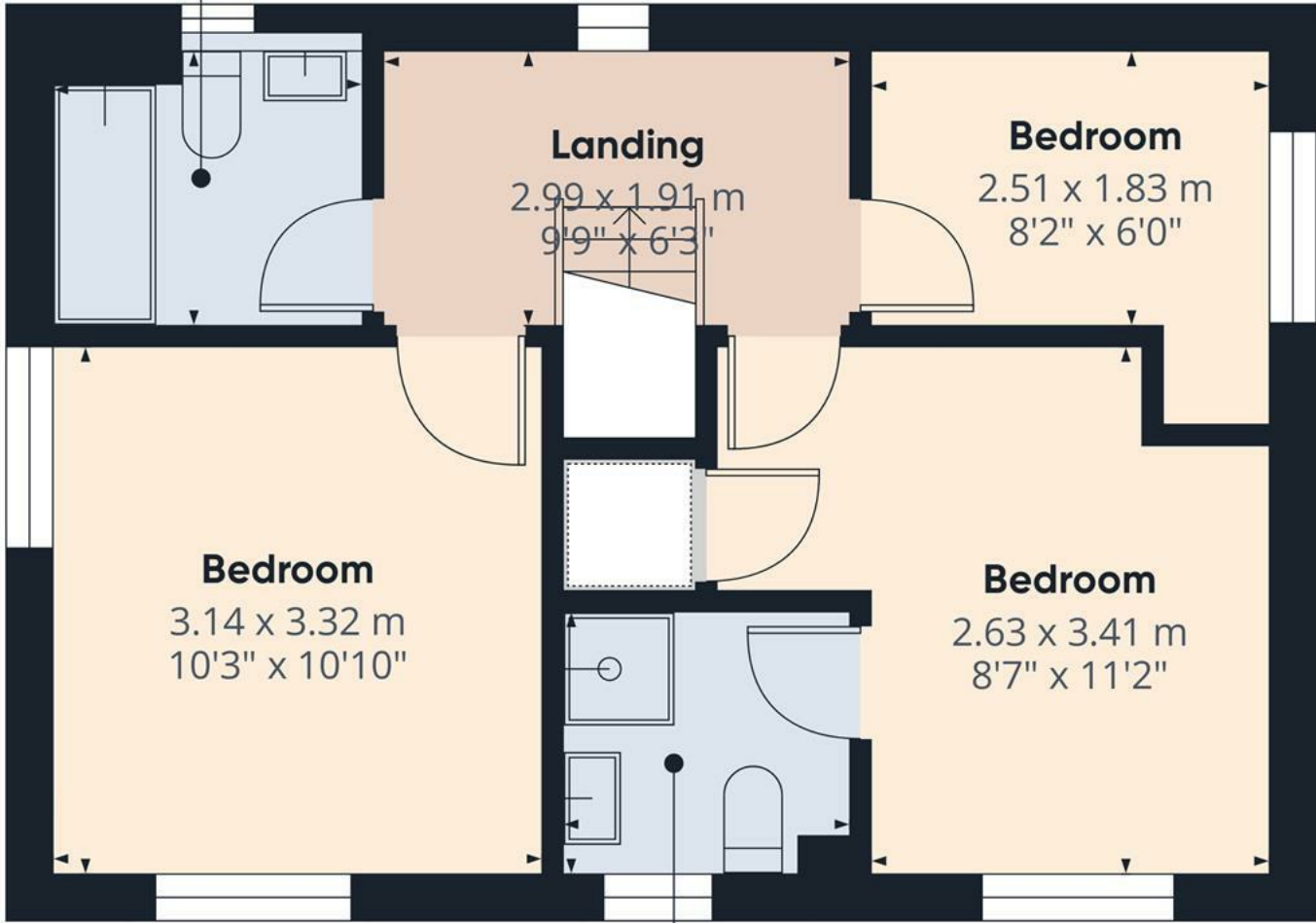
2.03 x 1.60 m  
6'7" x 5'3"

Floor 0





**Bathroom**  
2.02 x 1.81 m  
6'7" x 5'11"



**Landing**  
2.99 x 1.91 m  
9'9" x 6'3"

**Bedroom**  
2.51 x 1.83 m  
8'2" x 6'0"

**Bedroom**  
3.14 x 3.32 m  
10'3" x 10'10"

**Bedroom**  
2.63 x 3.41 m  
8'7" x 11'2"

**En-suite**  
1.80 x 1.73 m  
5'10" x 5'8"



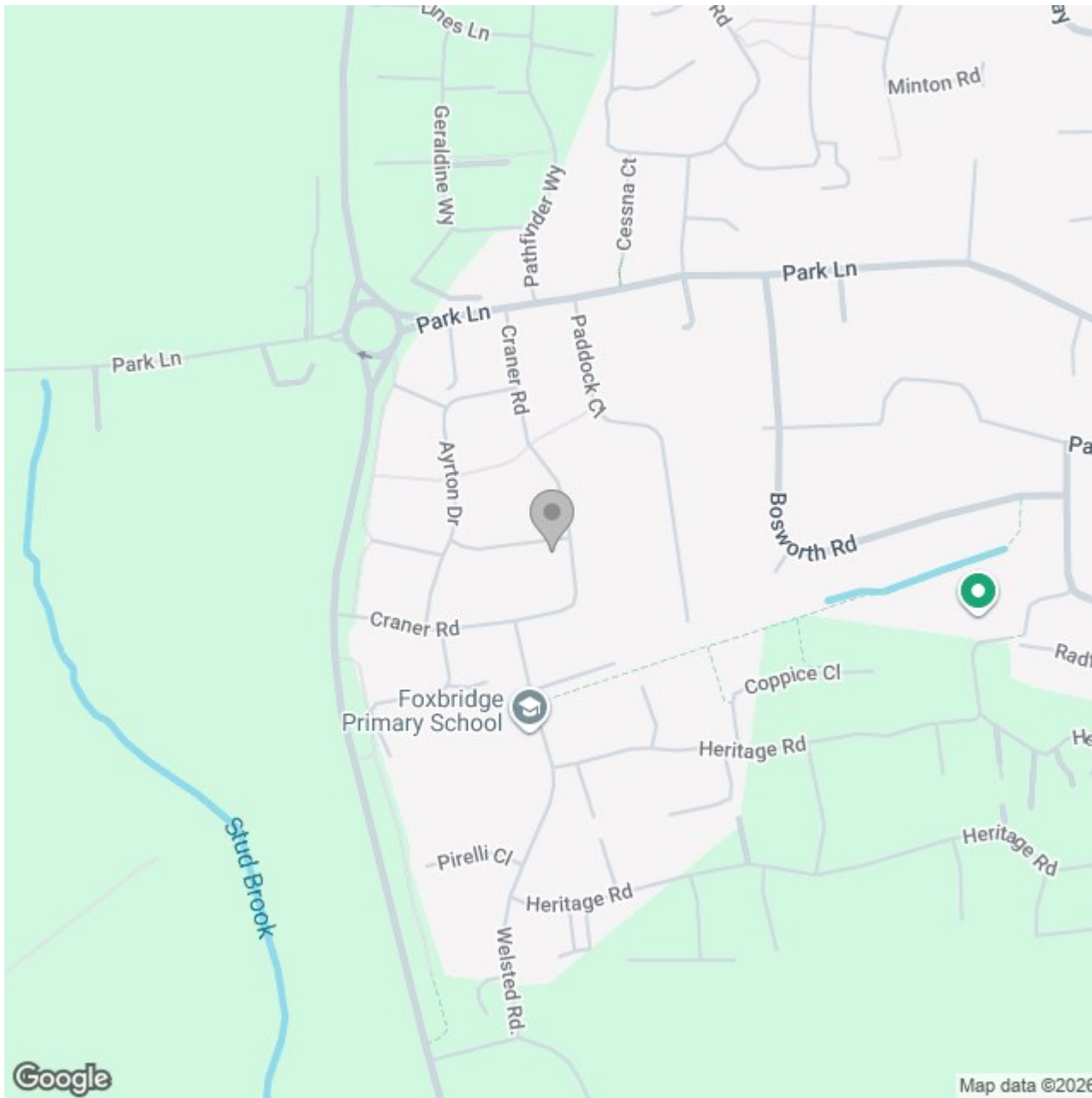
Floor 1

**Approximate total area<sup>(1)</sup>**  
36.9 m<sup>2</sup>  
397 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

|   | Current                    | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>95</b> |
| (81-91) <b>B</b>                            | <b>83</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<br>2002/91/EC |           |