







\*\*\*\* NO CHAIN\*\*\*\* This is a beautifully presented family home located in a popular location offering a hall and guest cloakroom, lounge and dining room, fitted breakfast kitchen with built in appliances, separate utility room and a upvc double glazed conservatory. Drive and single garage with electric door and a landscaped rear garden. INTERNAL VIEWING HIGHLY RECOMMENDED.



## HALL

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

## CLOAKROOM

Vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

## LOUNGE

Upvc double glazed window to the front, two radiators and arch to

## DINING ROOM

Upvc double glazed double doors to the rear and a radiator.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Electric double oven and hob with extractor, integrated dishwasher and fridge freezer. Upvc double window onto the garden, radiator, under stairs storage cupboard, door to the utility room and doors to the conservatory.

## CONSERVATORY

Upvc double glazed windows and doors onto the garden, tiled floor.

## UTILITY ROOM

Fitted units, work surfaces, plumbing and space for a washing machine, radiator and door to the garden.



## FIRST FLOOR LANDING

Doors to -

## BEDROOM I

Upvc double glazed window, radiator.

## EN SUITE

Enclosed shower, lawn flush wc, vanity sink unit with wash hand basin and drawers under, radiator and upvc double glazed window.









## BEDROOM 2

Upvc double glazed window, radiator.

## BEDROOM 3

Upvc double glazed window, radiator.

## BEDROOM 4

Upvc double glazed window, radiator.

## BATHROOM

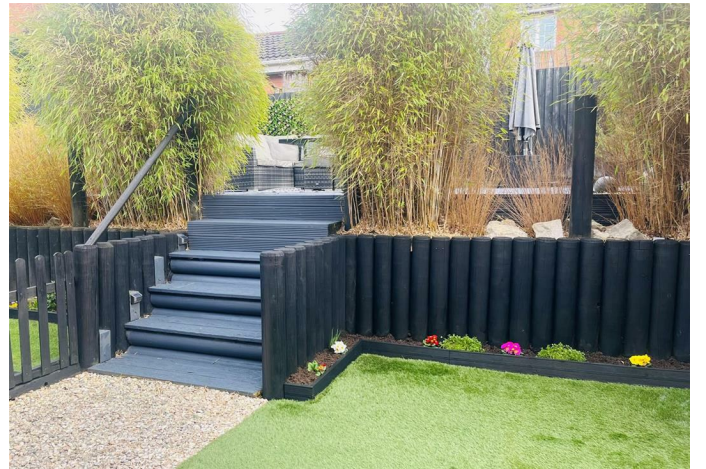
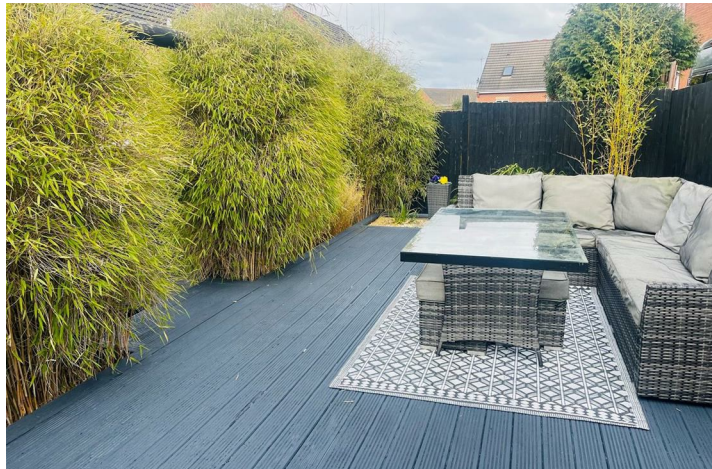
Panel enclosed Jacuzzi bath with a shower and shower screen, low flush wc, wash hand basin radiator and upvc double glazed window.

## OUTSIDE

Front drive and gravelled garden, side gates access to the enclosed rear garden with artificial lawns, and decked patio. Single garage with electric door.

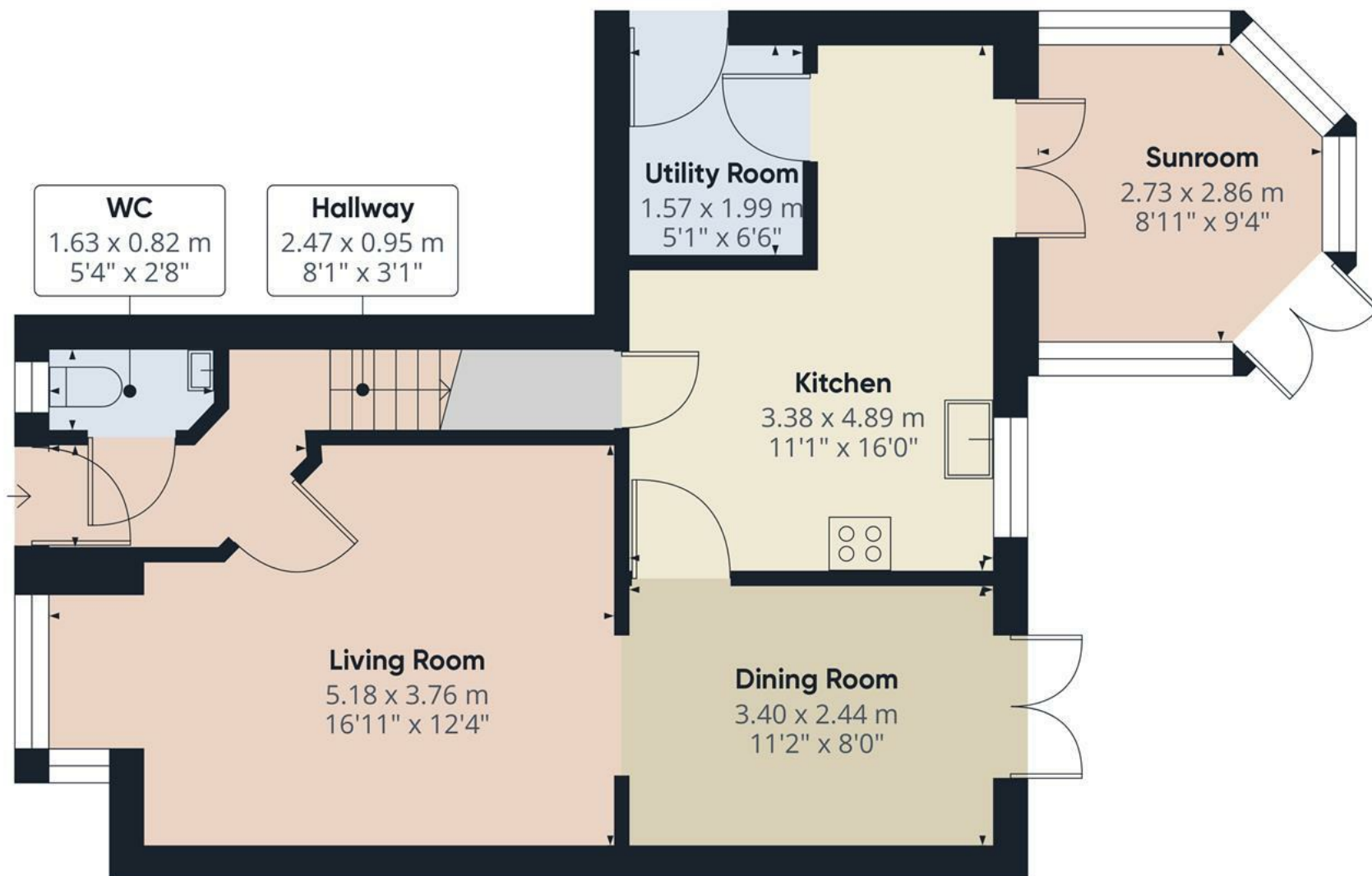












Floor 0

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

56.42 m<sup>2</sup>

607.29 ft<sup>2</sup>

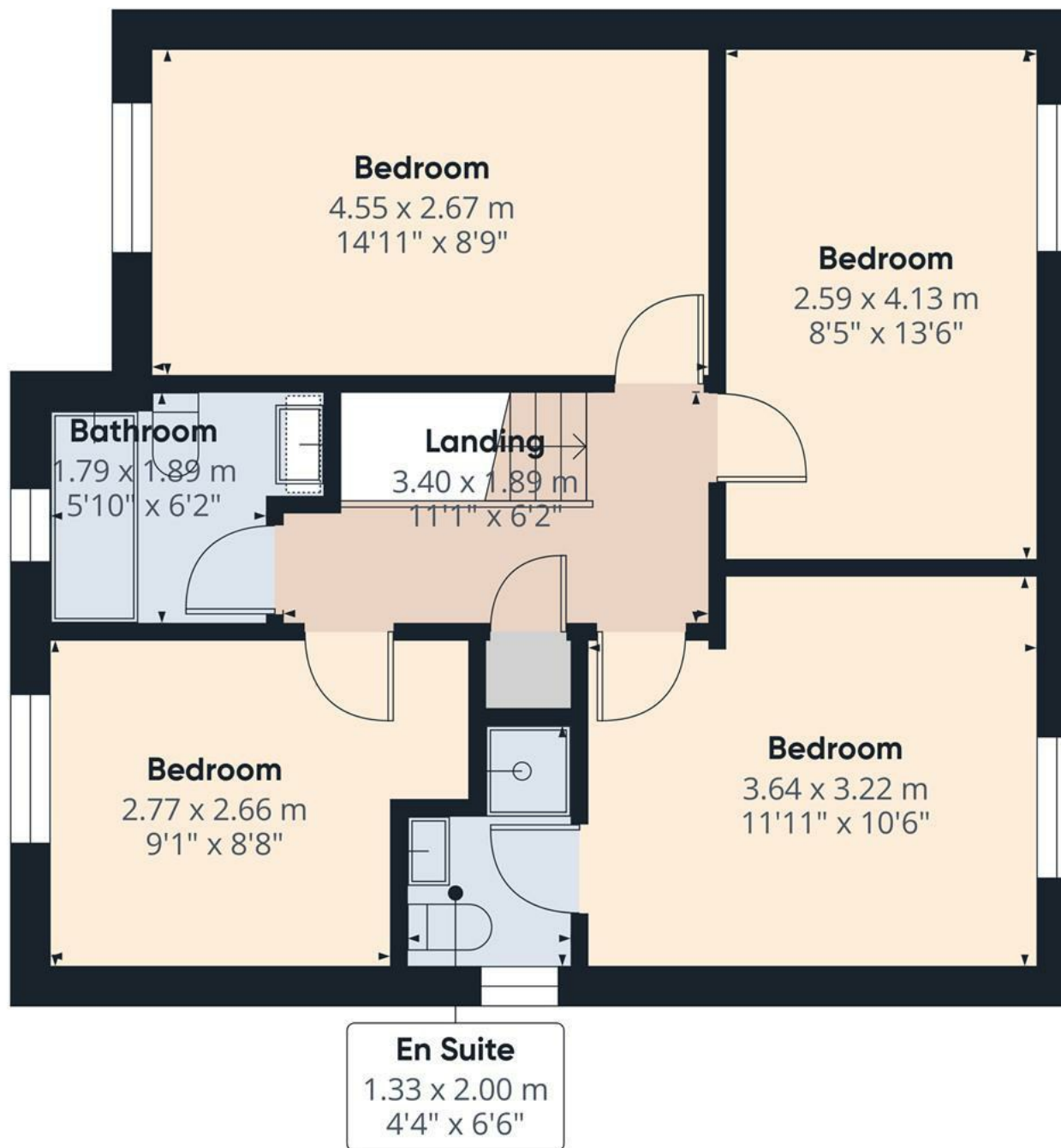
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





Floor 1

**Approximate total area<sup>(1)</sup>**  
52.53 m<sup>2</sup>  
565.43 ft<sup>2</sup>

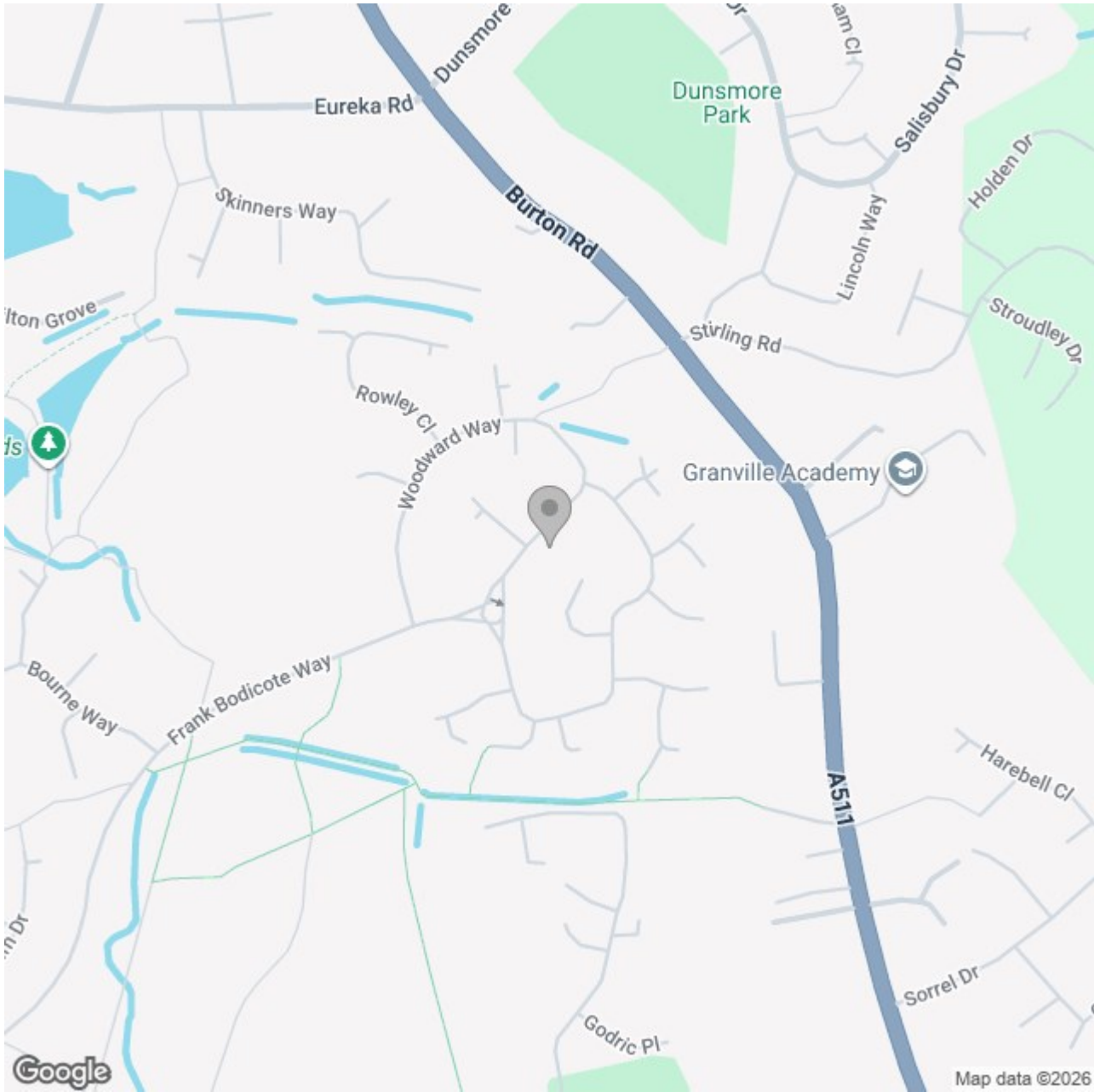
(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360





### Energy Efficiency Rating

|                                             | Current   | Potential |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>84</b> |
| (69-80) <b>C</b>                            | <b>69</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 |           |           |

England & Wales

EU Directive 2002/91/EC