





**** MODERNISED DETACHED PROPERTY WITH IMPRESSIVE FITTED KITCHEN **** THREE BEDROOMS & BOX ROOM **** GARAGE & DRIVE TO THE REAR **** Located in a quiet position, close to local amenities and schooling for all ages. In brief the property offers a hall, lounge and fitted dining kitchen open through to the upvc double glazed conservatory. Ground floor bedroom and bathroom with free standing bath and walk in shower, the first floor offers two double bedrooms, a box room and cloakroom with wc. Rear garden with a lawn, rear parking and a single garage.



HALL

Side entrance door into the hall with stairs to the first floor, fitted storage cupboard, radiator and doors to -

KITCHEN DINER

Re-fitted wall mounted, base and drawer units, display cabinets with built in lights, with works surfaces and a matching breakfast bar. Belfast style sink, space for a range style cooker with fitted extractor. Integrated wine cooler, fridge freezer and dishwasher. Double doors to the lounge and open through to the conservatory.

LOUNGE

Feature fireplace with log burner, upvc double glazed window to the front and radiator.

CONSERVOARTY

Upvc double glazed windows and doors onto the garden.

BEDROOM

Radiator and upvc double glazed window.

BATHROOM

Freestanding roll top bath with central taps with shower attachment, walk in shower, vanity sink unit with wash hand basin and drawers, low flush wc, storage cupboards, upvc double glazed window and tiled floor with under floor heating.



FIRST FLOOR LANDING

Doors to -

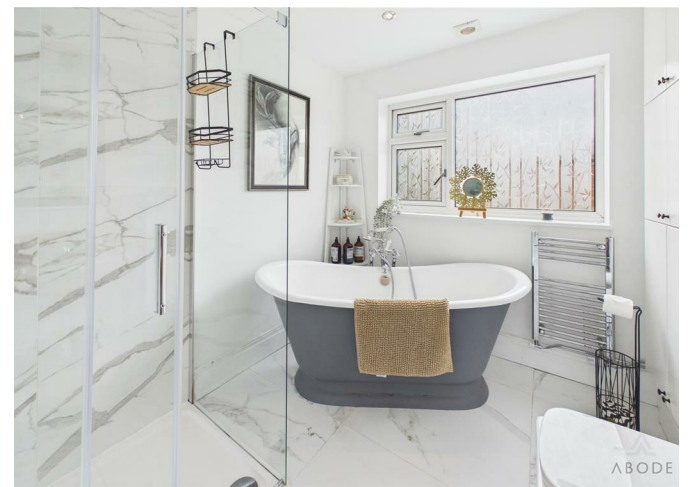
BEDROOM

Two upvc double glazed windows to the front, radiator and eaves storage cupboards.

BEDROOM

Wardrobes, radiator and upvc double glazed window to the front.







BOX ROOM

Flexiable space.

CLOAKROOM

Low flush wc, wash hand basin.

OUTSIDE

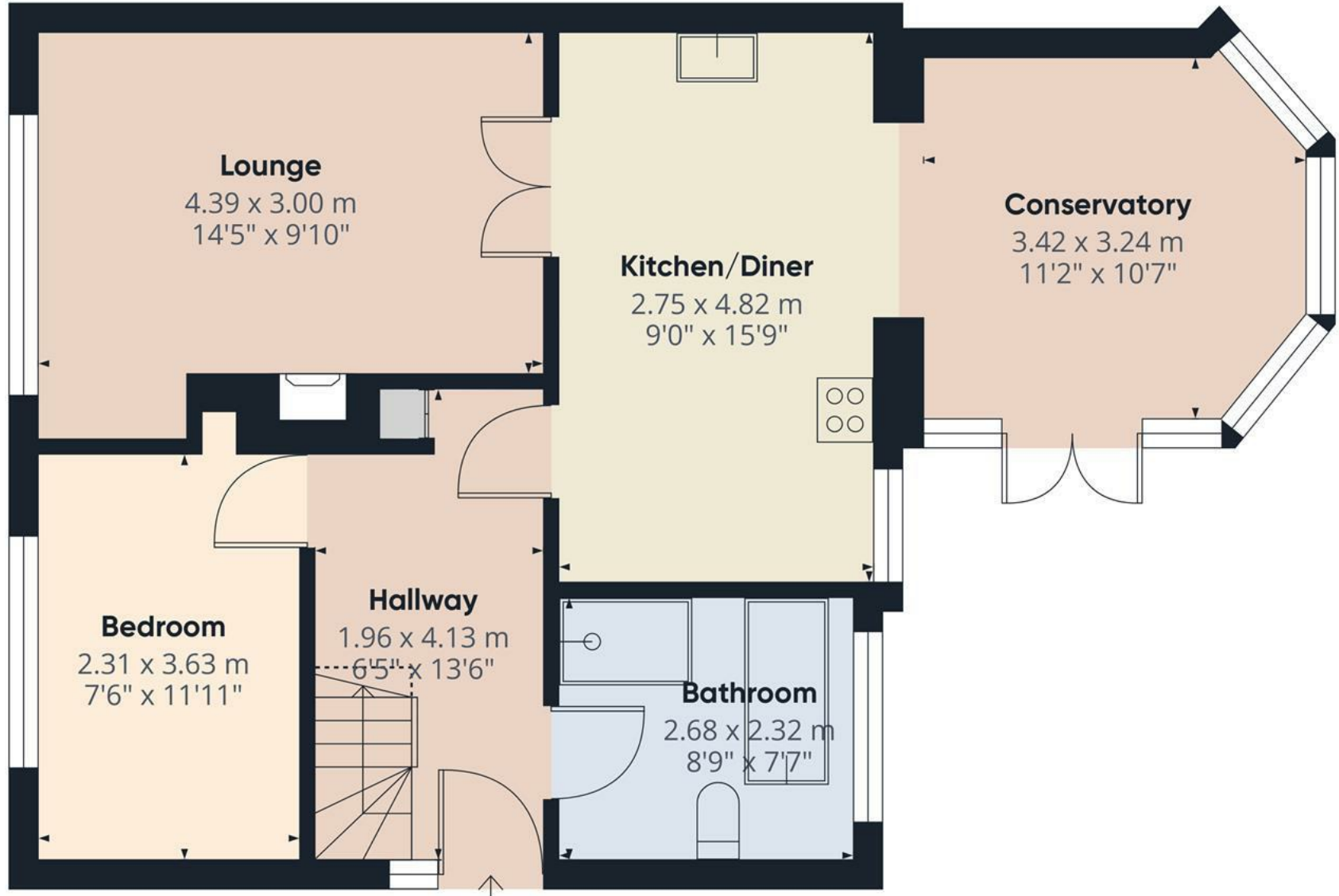
Front garden and side access to the rear garden offering a lawn and paved patio. Rear gate to a long drive and a single garage.











Approximate total area^m
60.3 m²
649 ft²

Reduced headroom
0.7 m²
7 ft²

(1) Excluding balconies and terraces

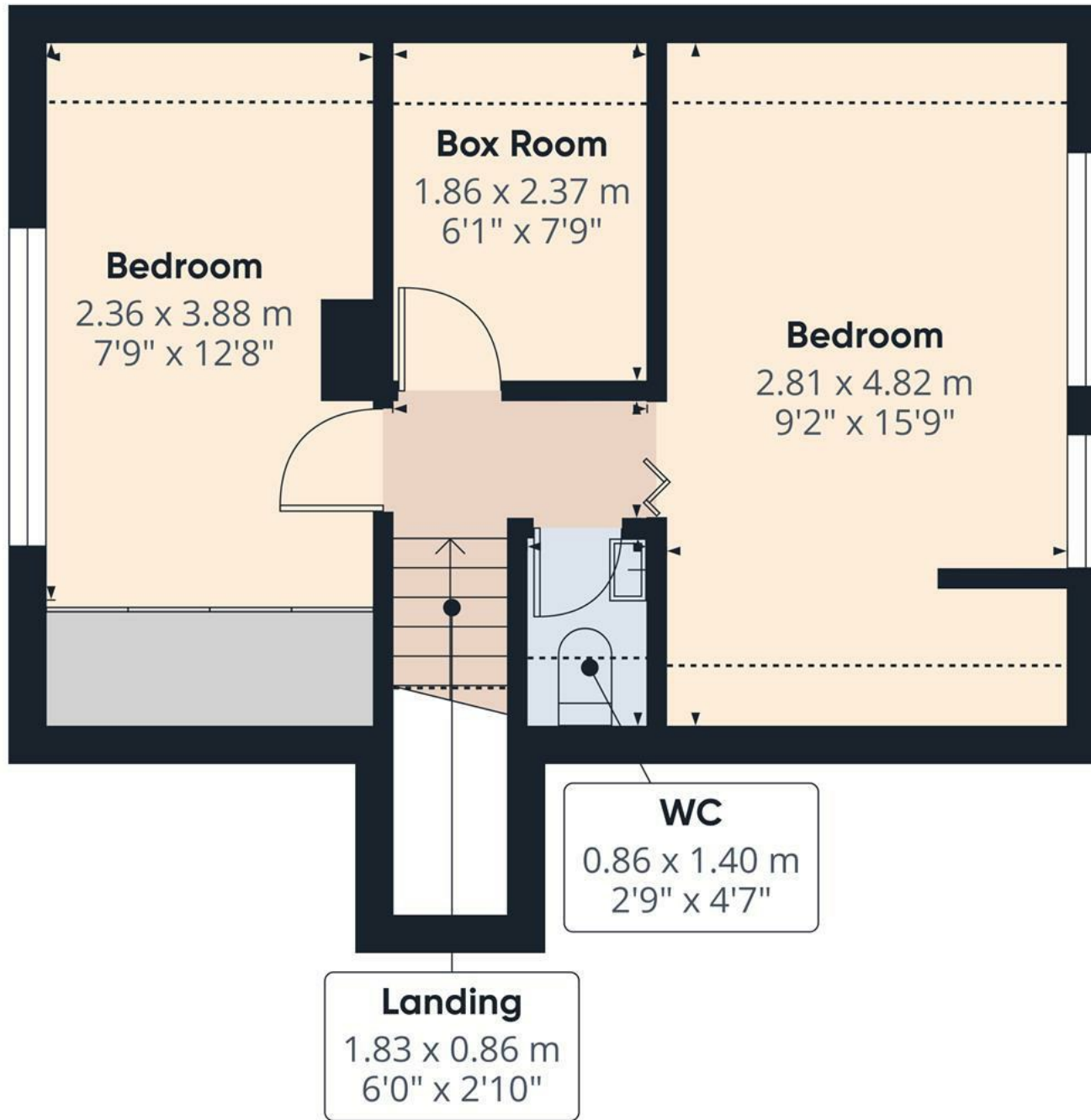
Reduced headroom
Below 1.5 m/5 ft

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



Floor 1

Approximate total area⁽¹⁾

31.5 m²

338 ft²

Reduced headroom

4.3 m²

46 ft²

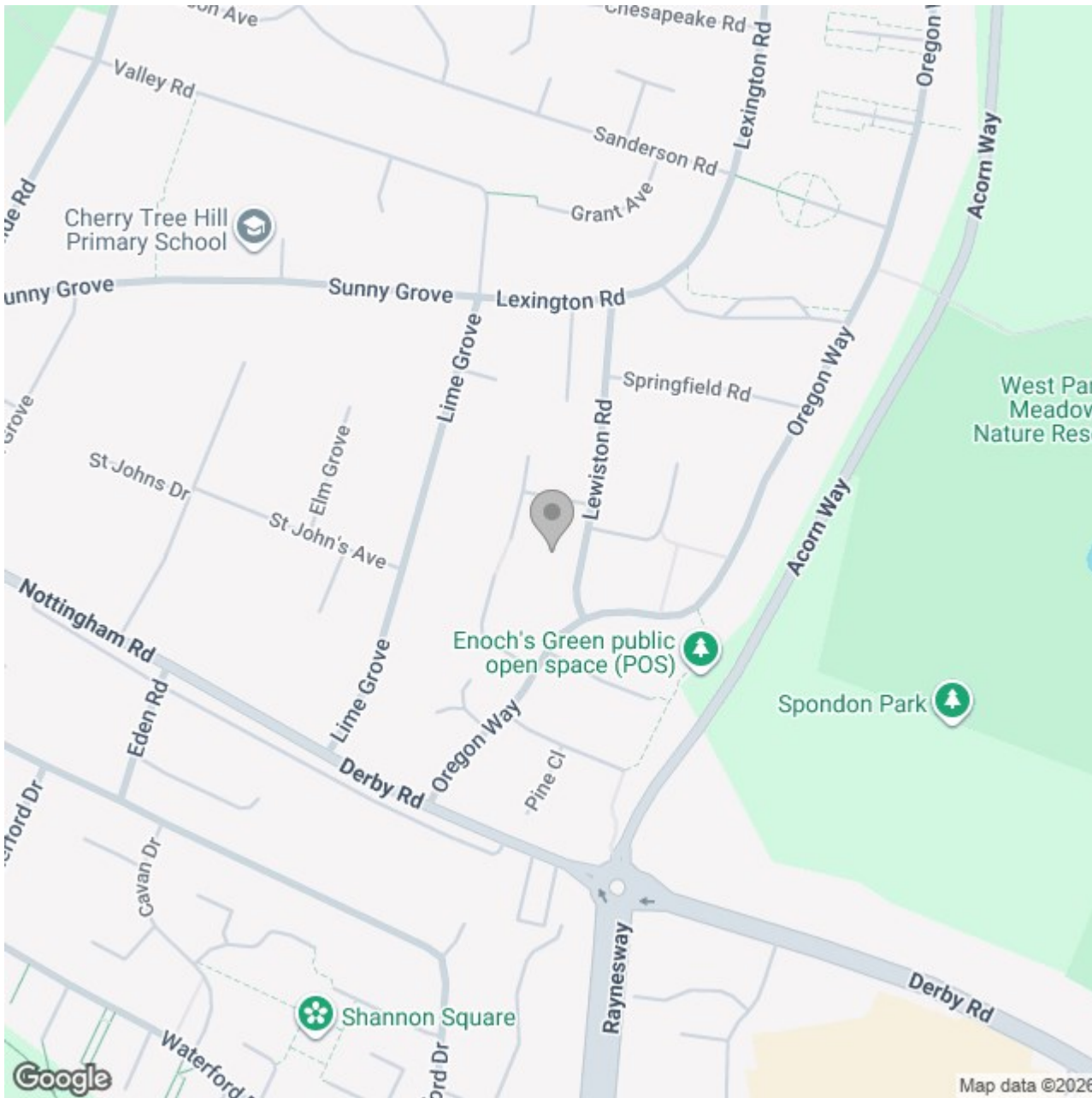
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	