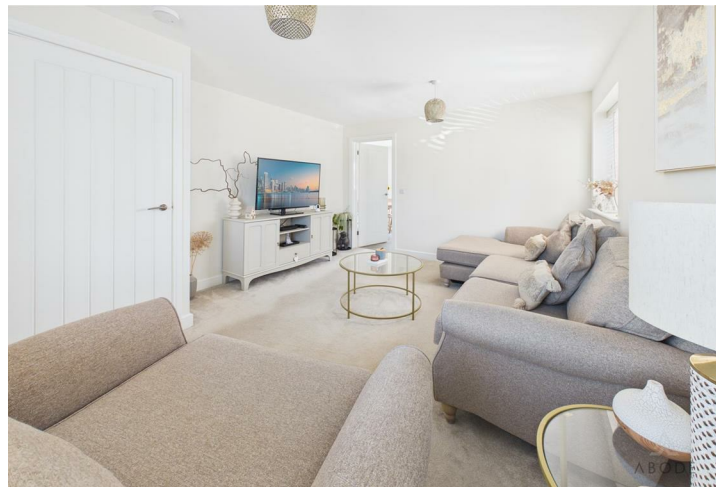






\*\*\*\* PERFECT POSITION ON THE EDGE OF THE DEVELOPMENT \*\*\*\* High specification William Davis design property in immaculate condition offering a hall, lounge and fitted dining kitchen with doors onto the garden, guest cloakroom. The first floor offers three bedrooms, master with wardrobes and a family bathroom. Good size and landscaped rear garden, long drive and EV charging point.



## HALL

Entrance door into the hallway with stairs to the first floor, a radiator and door to the lounge.

## LOUNGE

Upvc double glazed window to the front and side elevations and a radiator.

## KITCHEN DINER

Fitted wall mounted, base and drawer unit with work surfaces and a stainless steel sink and drainer unit. Fitted electric oven with gas hob and fitted extractor fan, integrated fridge freezer and dishwasher, plumbing and space for a washing machine. Radiator and upvc double glazed window and double doors onto the garden.

## CLOAKROOM

Low flush WC, wash hand basin and radiator.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

Two upvc double glazed windows to the front elevation, two radiators and built-in wardrobes.

## BEDROOM 2

Upvc double glazed window and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.



## BATHROOM

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

## OUTSIDE

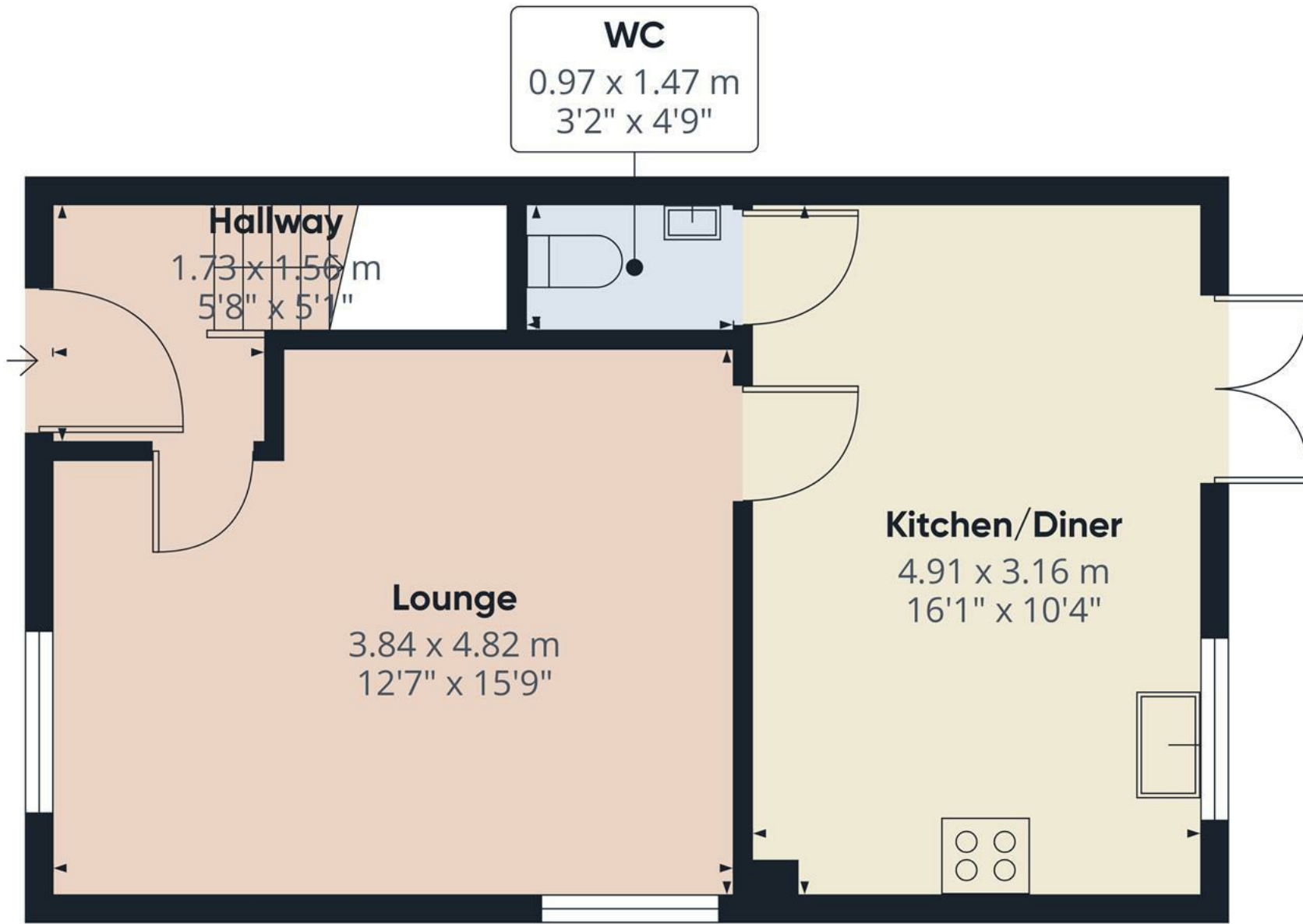
Long side driveway with Ev charging point. Side gated access to the good sized landscaped garden offering paved seating areas and a lawn with borders.











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

39.3 m<sup>2</sup>  
423 ft<sup>2</sup>

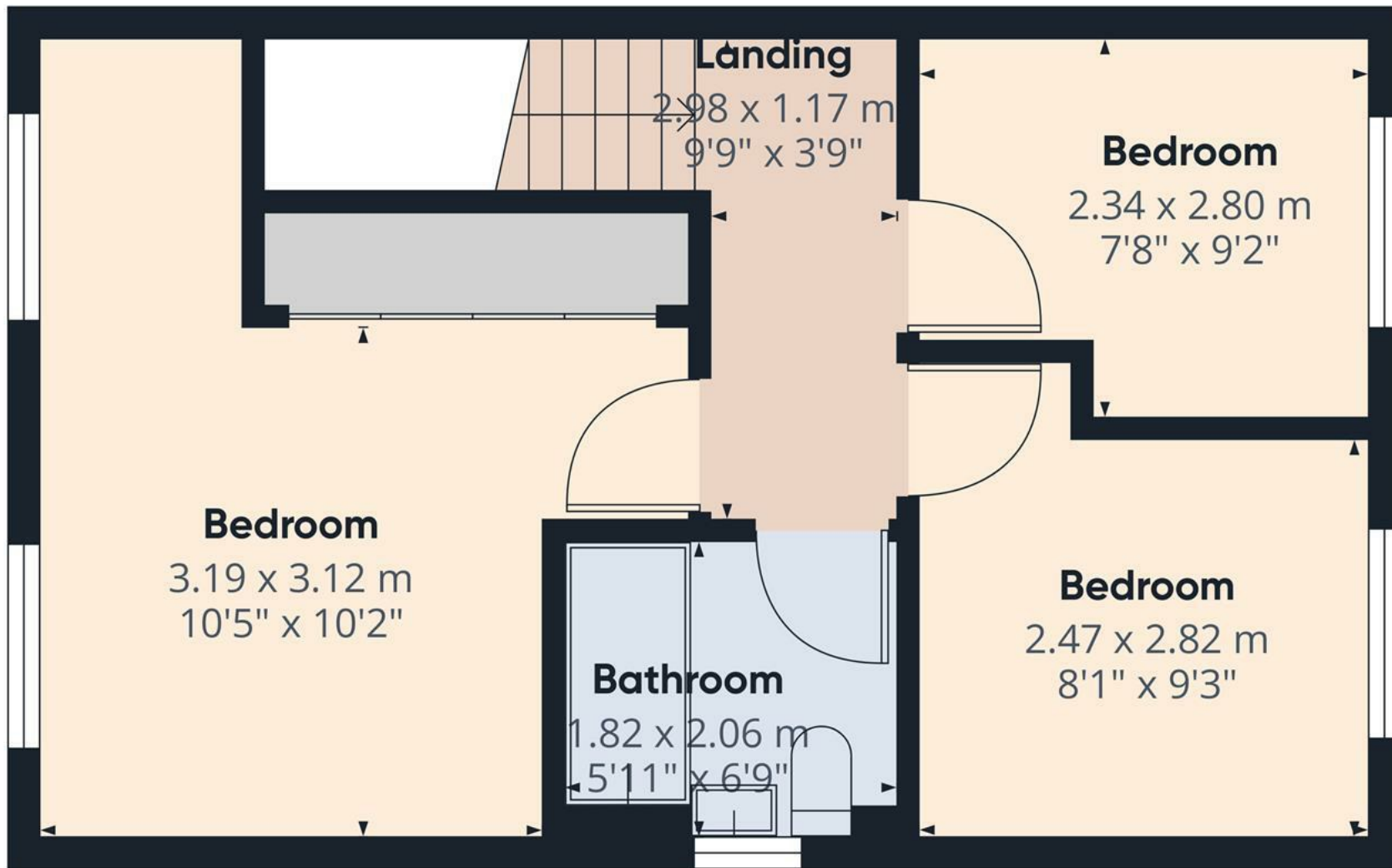
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Approximate total area<sup>(1)</sup>  
36.3 m<sup>2</sup>  
391 ft<sup>2</sup>

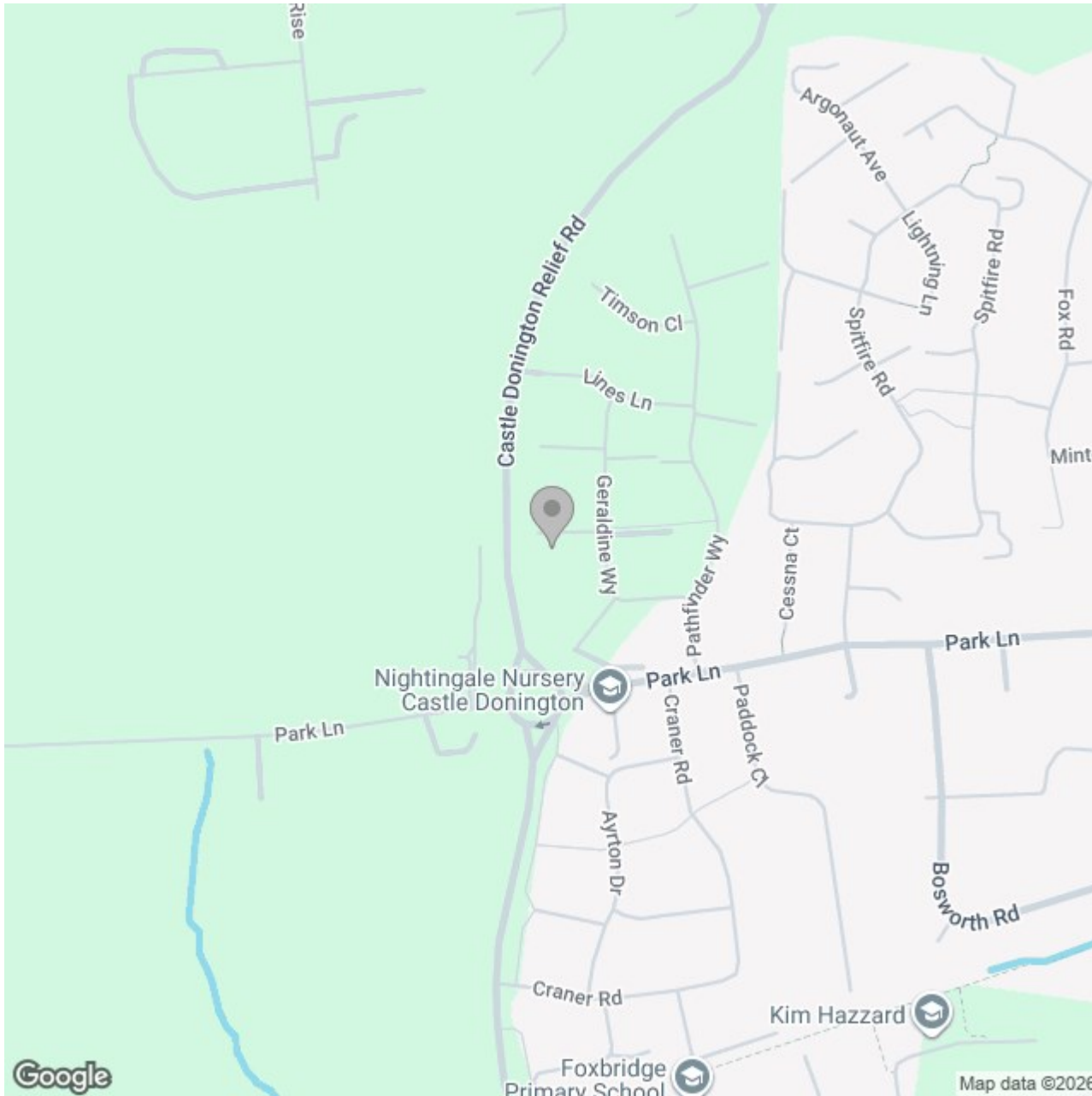
(1) Excluding balconies and terraces

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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Floor 1



## 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>84</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 2002/91/EC	