





**** REAR PARKING & CARPORT **** Impressive modern property offering a hall with guest cloakroom, fitted kitchen and a lounge diner with doors onto the garden. Three first floor bedrooms, master with wardrobes and an ensuite shower room and a family bathroom. Rear garden with a gate to the parking and a carport. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



HALL

Entrance door into the hall with storage cupboard, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor, plumbing and space for a washing machine and dishwasher, space for a fridge freezer, radiator and a upvc double glazed window.

LOUNGE DINER

Upvc double glazed doors onto the garden, radiator and stairs to the first floor.

FIRST FLOOR LANDING

Loft access, upvc double glazed window and an airing cupboard.

BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

EN SUITE

Shower, low flush wc, wash hand basin, radiator.

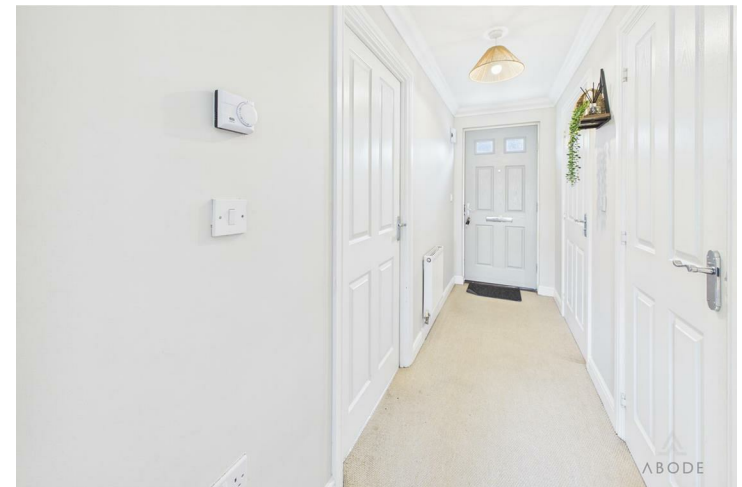


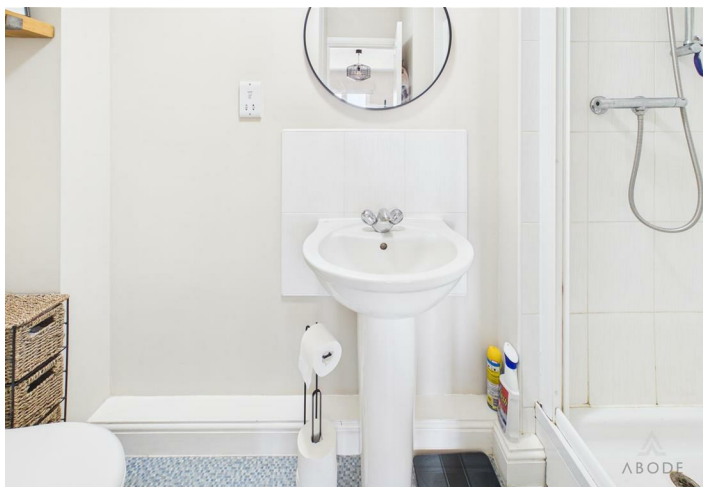
BEDROOM 2

Upvc double glazed window and a radiator.

BEDROOM 3

Upvc double glazed window and a radiator.







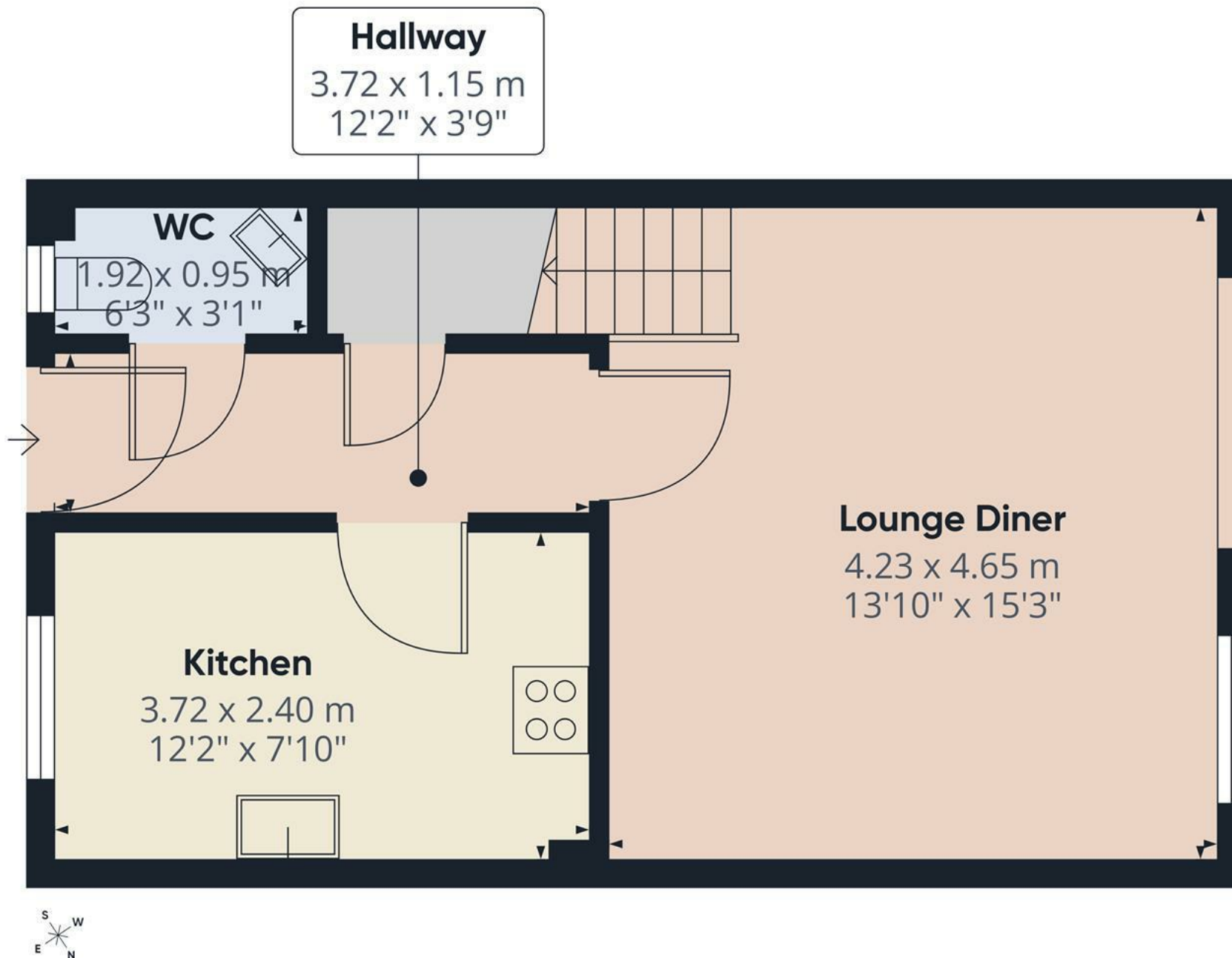
BATHROOM

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

OUTSIDE

The rear garden offers a lawn with paved seating area. A rear gate leads you the parking and a carport.





Floor 0

Approximate total area⁽¹⁾

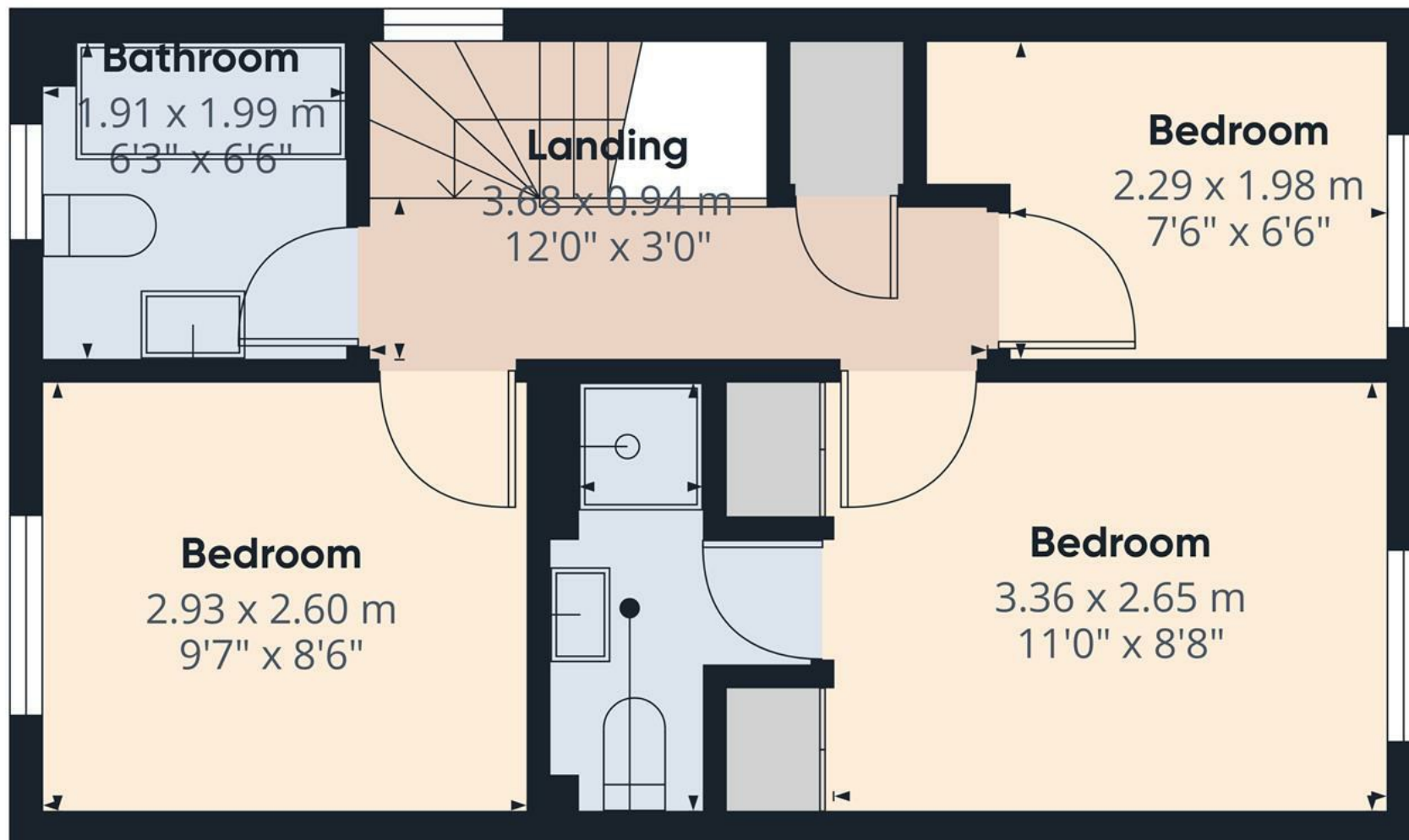
37.3 m²

401 ft²

(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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Approximate total area⁽¹⁾
33.2 m²
358 ft²

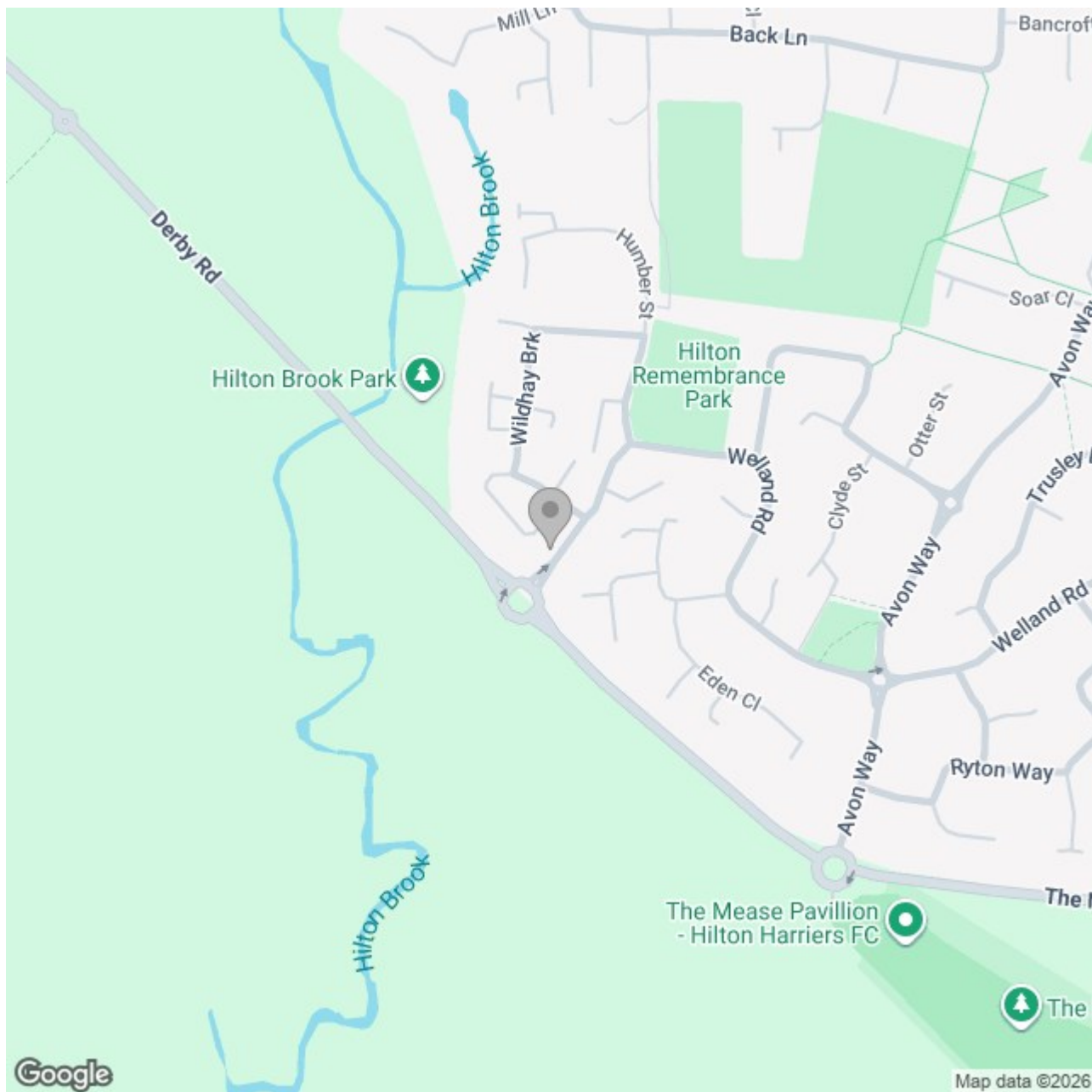
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Floor 1



Energy Efficiency Rating

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