





**** BEAUTIFULLY PRESENTED MODERN
THREE STOREY DAVID WILSON HOME
**** Three bedroom semi detached
property offering a hall and guest
cloakroom. Fitted kitchen, lounge diner
with doors onto the garden. The first
floor offers two double bedrooms and a
family bathroom, To the second floor is
the master bedroom with en suite
shower room. Enclosed rear garden,
drive with EV charging point 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.

KITCHEN

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

LOUNGE DINER

Upvc double glazed window to the side and double doors onto the garden and a radiator.

FIRST FLOOR LANDING

Door to a study area and stairs to the second floor.

BEDROOM

Upvc double glazed window and a radiator.

BEDROOM

Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath, separate shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

SECOND FLOOR

MASTER BEDROOM

Wardrobes. sky light windows, radiator and a door to the en suite.



EN SUITE

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

OUTSIDE

Long drive with EC charging point and a single garage with up and over door. Enclosed rear garden with paved patio, lawn with borders and a shed.

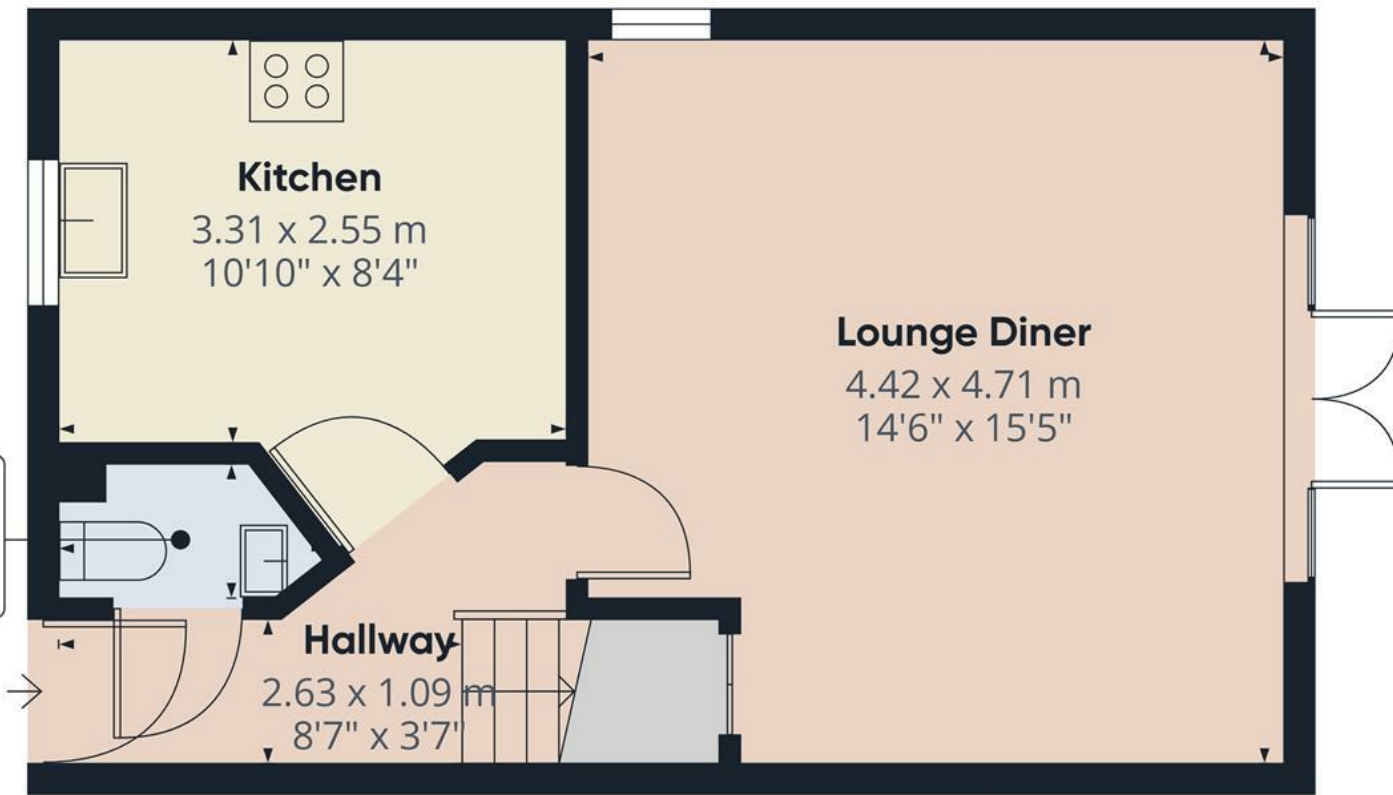








WC
1.64 x 0.83 m
5'4" x 2'8"



Approximate total area⁽¹⁾
35.9 m²
386 ft²

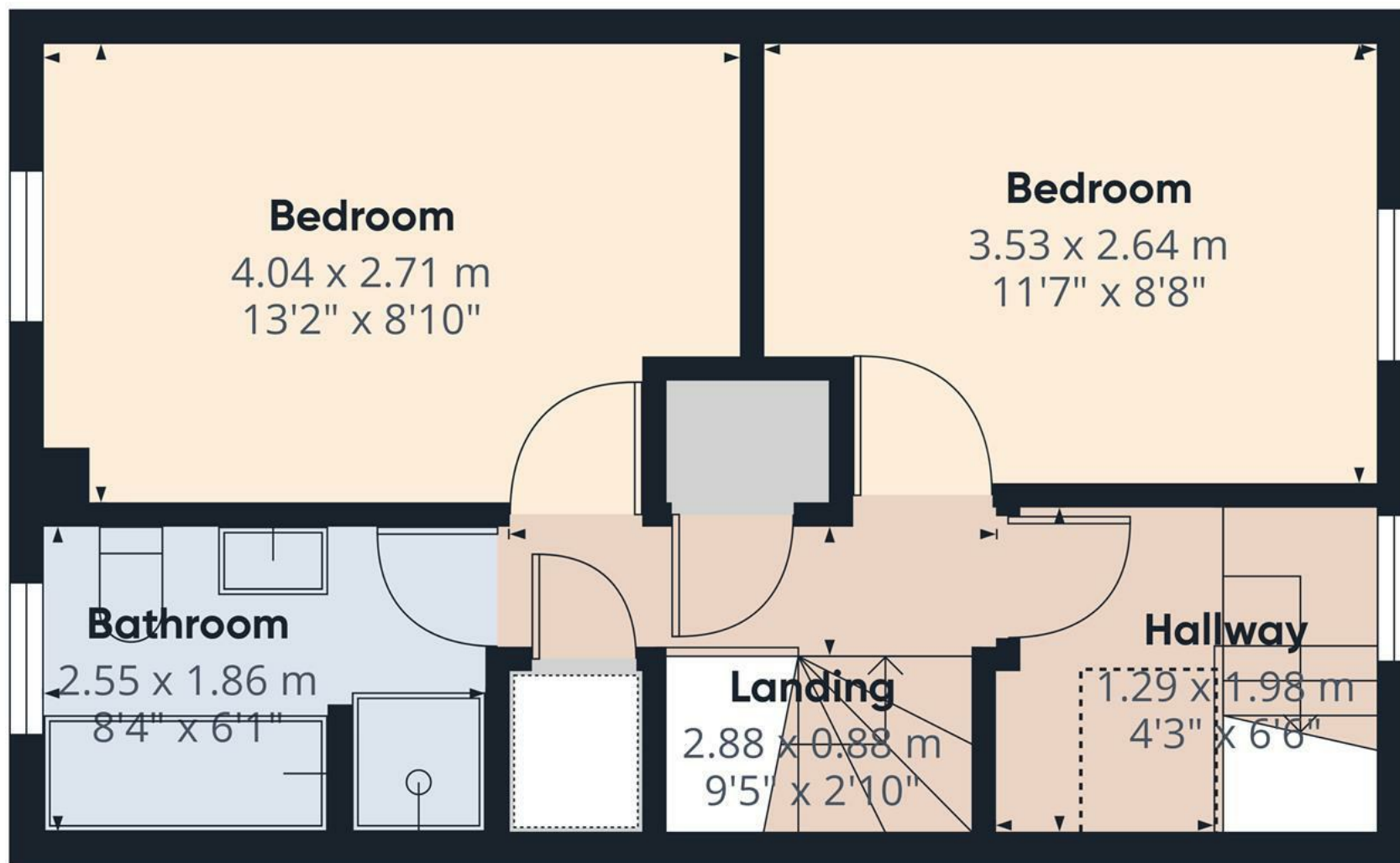
(1) Excluding balconies and terraces

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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Floor 0



Approximate total area⁽¹⁾

31.7 m²
342 ft²

Reduced headroom

0.7 m²
7 ft²

(1) Excluding balconies and terraces

Reduced headroom

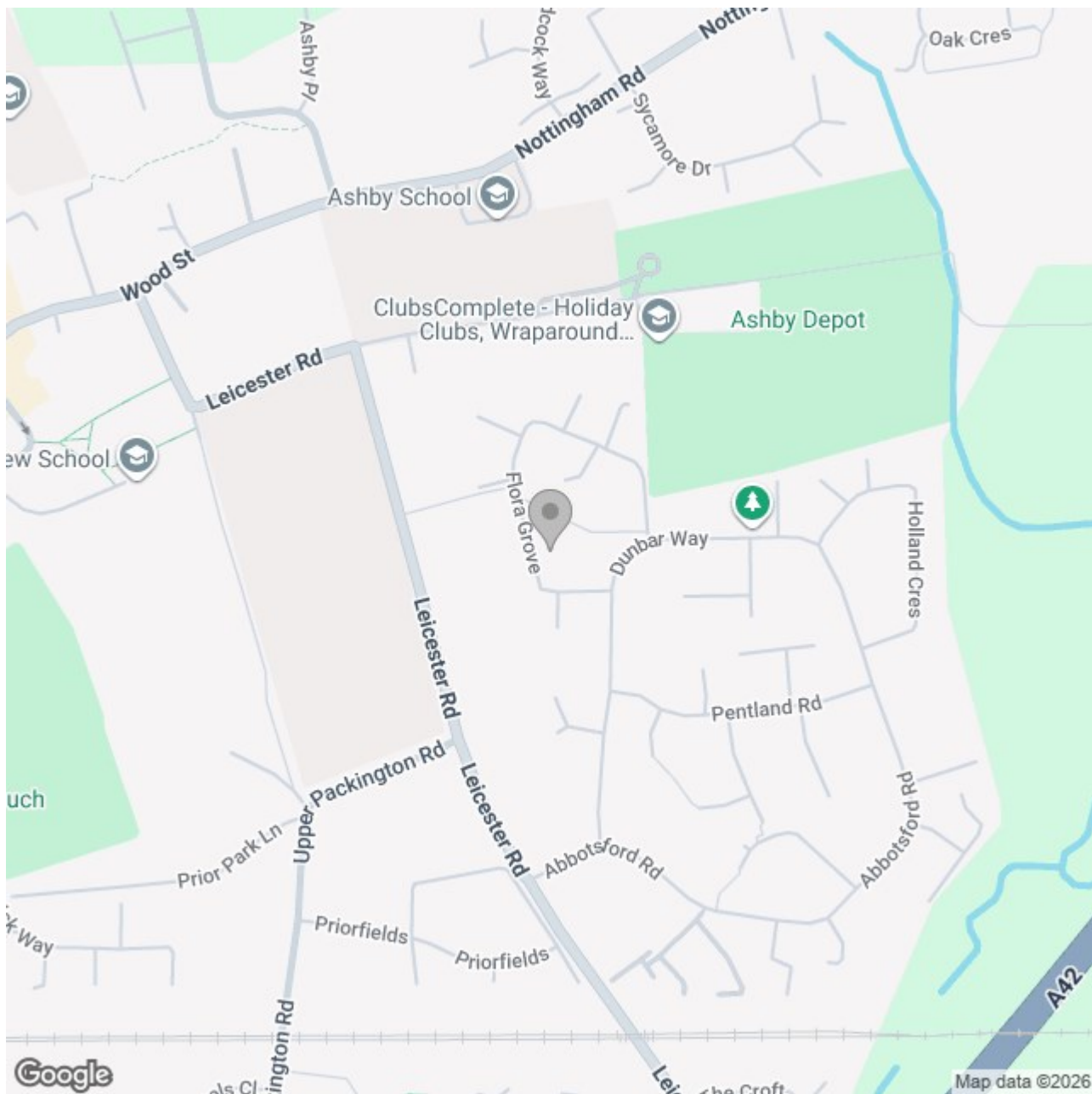
Below 1.5 m/5 ft

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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 	