





**** BEAUTIFULLY PRESENTED
THROUGHOUT **** OPEN PLAN
LIVING & DINING KITCHEN PLUS
A LOUNGE & STUDY ****

Located on a good size plot is
this four bedroom detached
property offering a porch and
hall, guest cloakroom, lounge,
fitted dining kitchen with doors
onto the garden, utility room
and a study. Four first floor
bedrooms, en suite shower
room and a family bathroom.
Front and rear gardens and a
driveway.



PORCH

Upvc double glazed porch with an electric heater and a door into the hall.

HALL

Stairs to the first floor, radiator and Amtico flooring.

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Feature fireplace with electric stove style fire, radiator and a upvc double glazed window to the front.

KITCHEN DINER

Fitted units with solid wood works surfaces and a matching island with breakfast bar. Fitted electric oven and separate microwave oven, electric hob with extractor hood, integrated dishwasher and full height fridge. Storage cupboard, chrome ladder style radiator in the kitchen area and normal radiator in the dining area. Upvc double glazed window and double doors onto the garden.

UTILITY ROOM

Fitted units with work surfaces and a sink and drainer unit. Plumbing and space for a washing machine, integrated full height freezer and space for a tumble dryer. Upvc double glazed window and door to the garden.

STUDY

Upvc double glazed window to the front and a radiator.



FIRST FLOOR LANDING

Storage cupboard and a upvc double glazed window to the side.

BEDROOM I

Upvc double glazed window to the front, radiator and a door to the en suite.

EN SUITE

Shower and a vanity sink unit with wash hand basin and storage drawers under. Chrome ladder style radiator.







BEDROOM 2

Upvc double glazed window to the front and a radiator.

BEDROOM 3

Upvc double glazed window to the rear and a radiator.

BEDROOM 4

Loft access with pull down ladder, light and part boarded.

Upvc double glazed window and a radiator.

BATHROOM

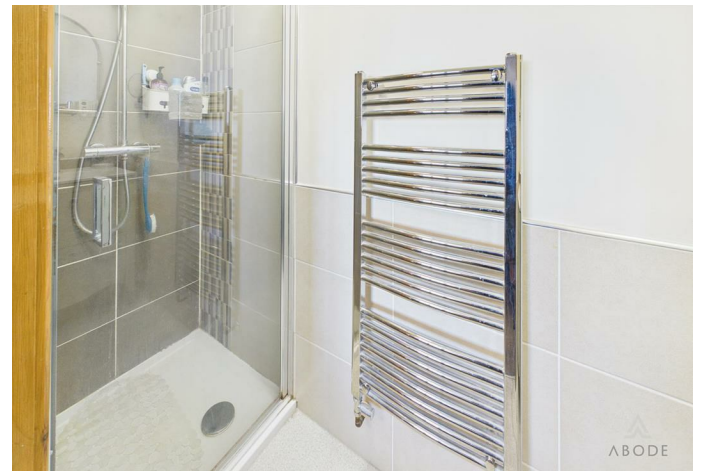
Panel enclosed bath with mixer tap and shower attachment, wash hand basin, low flush wc, radiator and a upvc double glazed window.



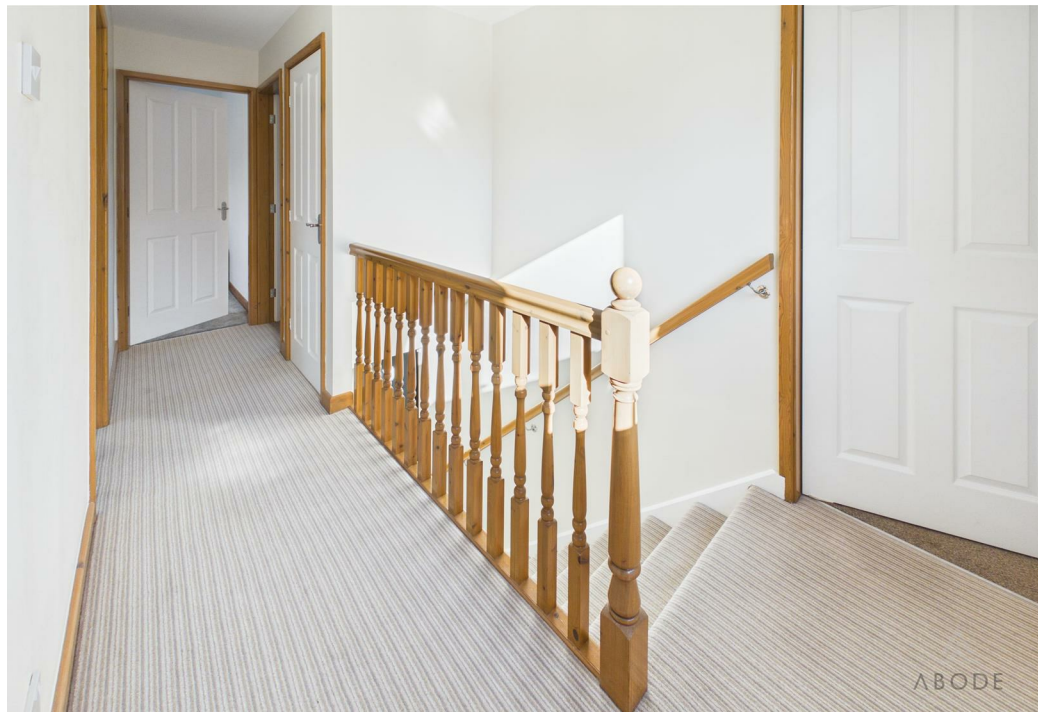
OUTSIDE

Front lawn and a long driveway with EV charger. Enclosed rear garden with lawns to the side and rear, paved seating areas. Base and cover for a hot tub, outside tap and electric point.











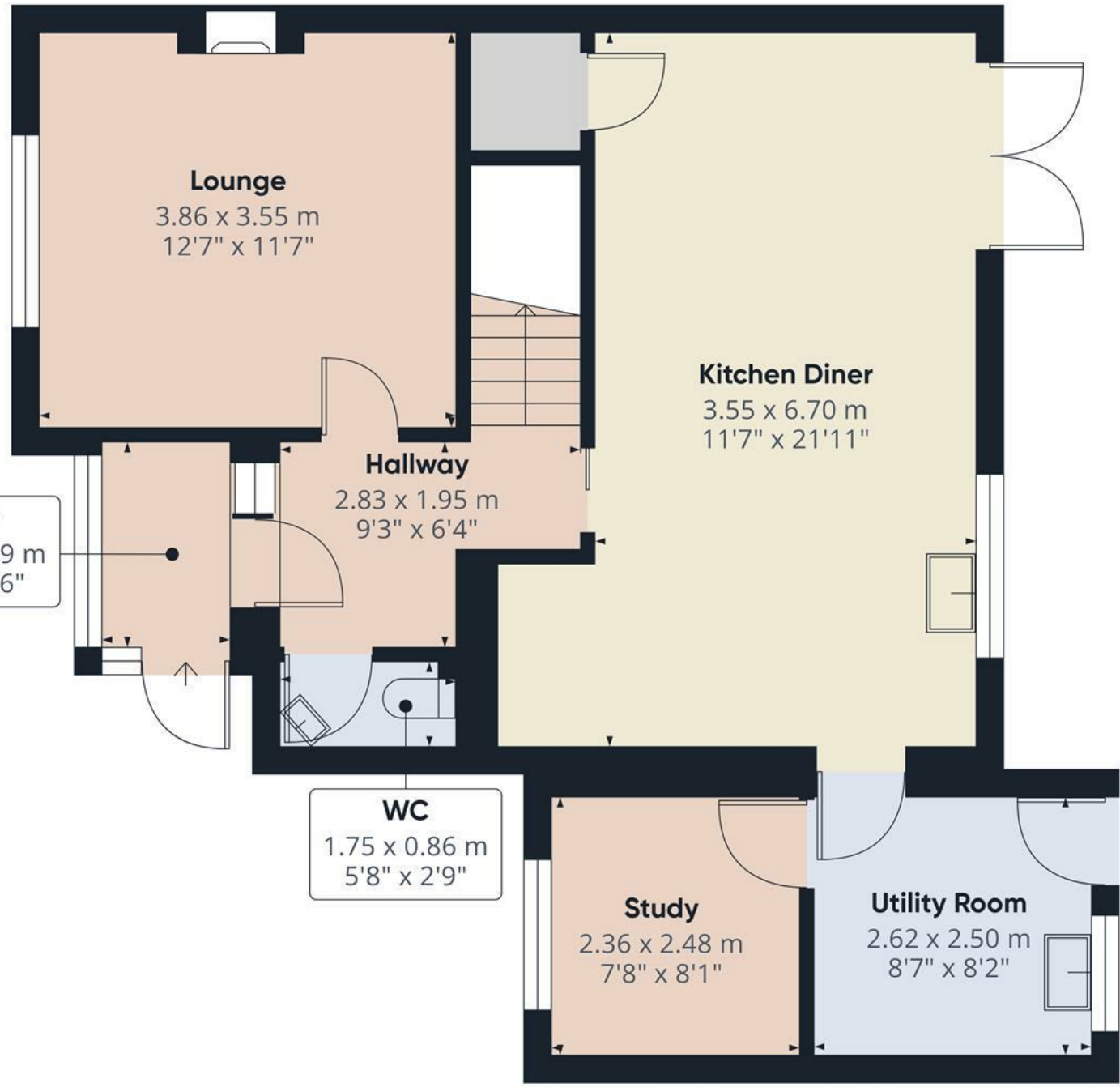


Approximate total area⁽¹⁾
64.8 m²
696 ft²

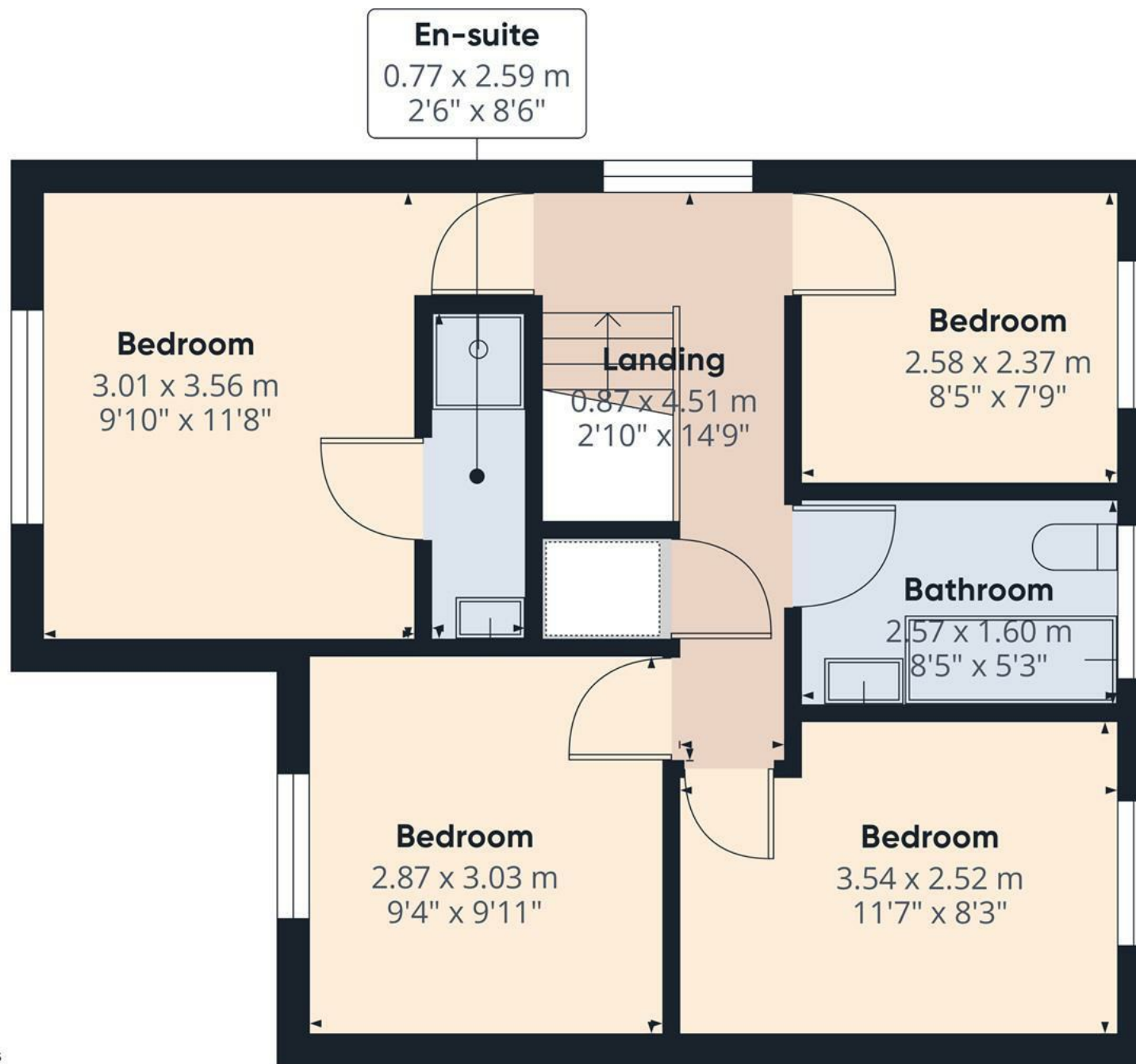
(1) Excluding balconies and terraces

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

GIRAFFE 360



Floor 0



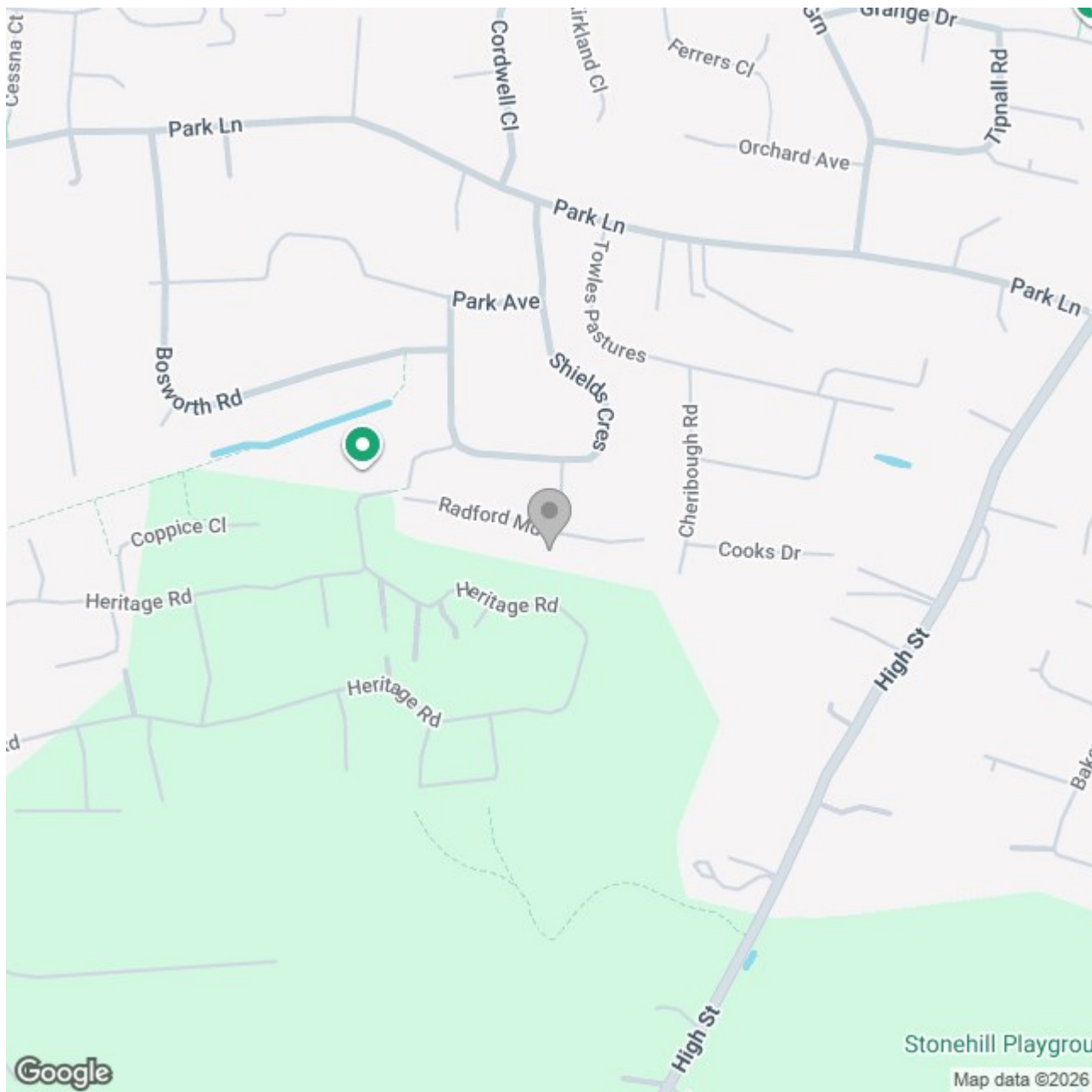
Approximate total area⁽¹⁾

45.6 m²
492 ft²

(1) Excluding balconies and terraces

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GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(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 	