





**** PERFECT POSITION ON A POPULAR DEVELOPMENT ****
 This beautifully presented semi detached property offers a hall with re-fitted and modern guest cloakroom, lounge, re-fitted, high specification dining kitchen with doors onto the garden. Three first floor bedrooms and a new shower room. Enclosed rear garden, drive and a single garage. INTERNAL VIEWING HIGHLY RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, vanity sink unit with storage cupboard under and radiator.

LOUNGE

Upvc double glazed window to the front, upvc double glazed double doors on to the garden, radiator.

KITCHEN DINER

Re-fitted kitchen with wall mounted, base and drawer units, Quartz work surfaces and a sink and drainer unit. Fitted electric oven with gas hob and extractor fan, plumbing and space for a washing machine and integrated fridge. Upvc double glazed window to the front and double doors to the garden. Radiator and an under stairs storage cupboard.

FIRST FLOOR LANDING

Radiator and doors to -

BEDROOM 1

Two upvc double glazed windows overlooking the woodland, radiator and a storage cupboard.



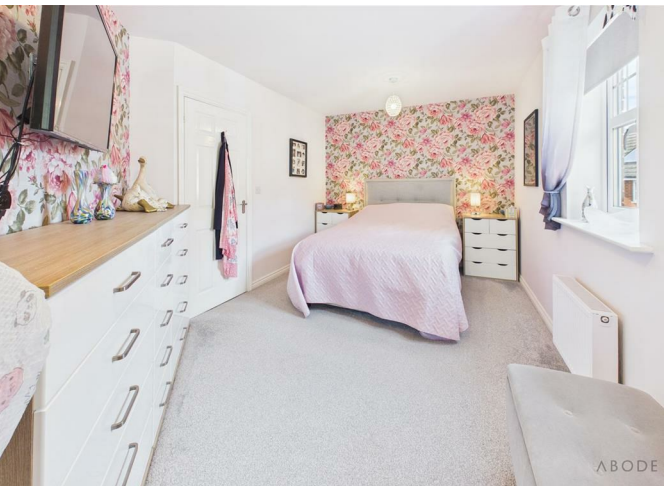
BEDROOM 2

Upvc double glazed window overlooking the woodland, wardrobes, storage cupboard and a radiator

BEDROOM 3

Upvc double glazed window, radiator and loft access with ladder and partly boarded.







SHOWER ROOM

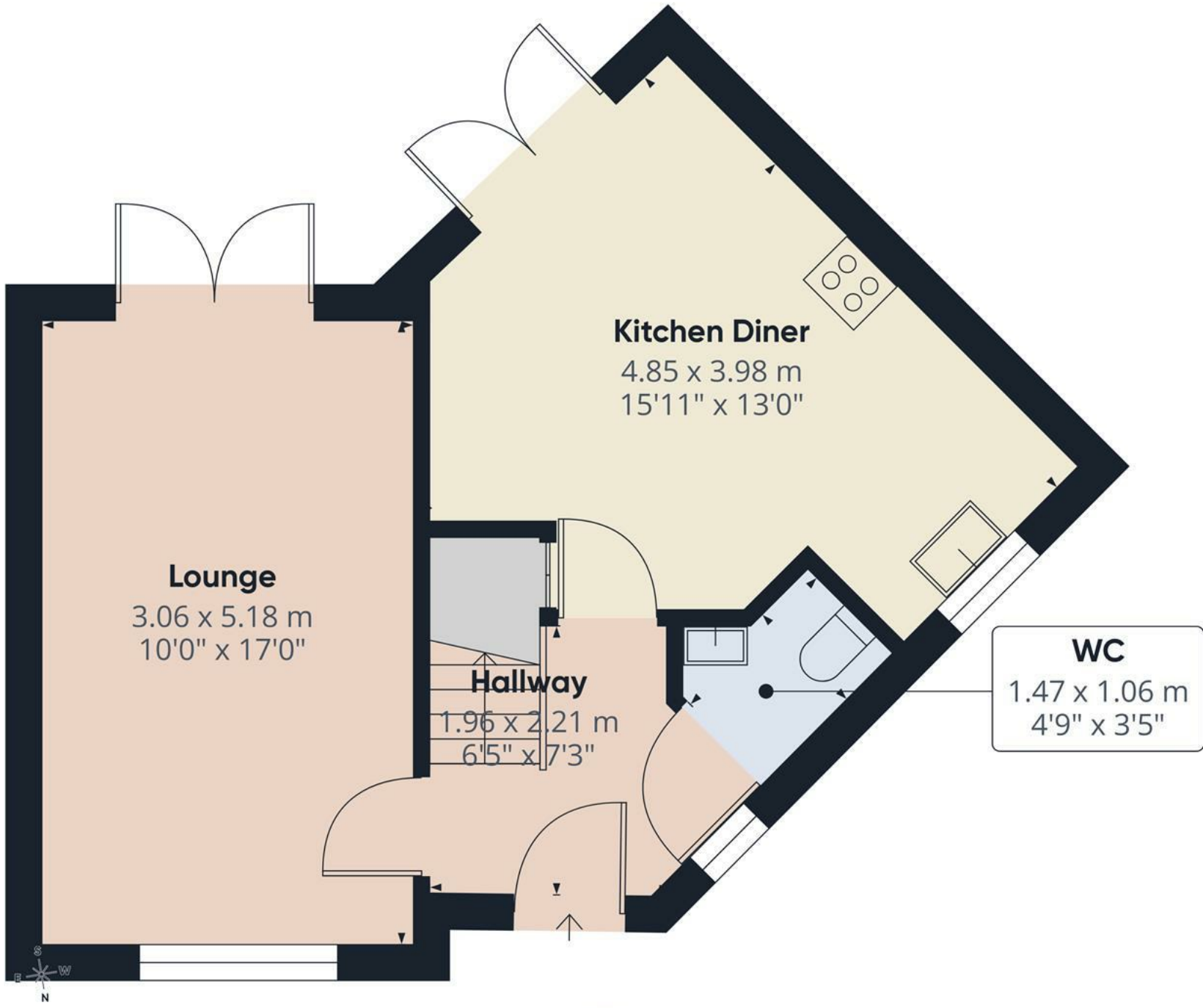
Re-fitted shower room with walk-in double shower with rainfall head and hand held attachment, vanity sink with wash hand basin and a cupboard under. Low flush wc, chrome ladder style radiator and a upvc double glazed window.

OUTSIDE

Paved and decked rear garden with raised beds. Side gate to the drive and a personal door into the garage. Single garage with up and over door.







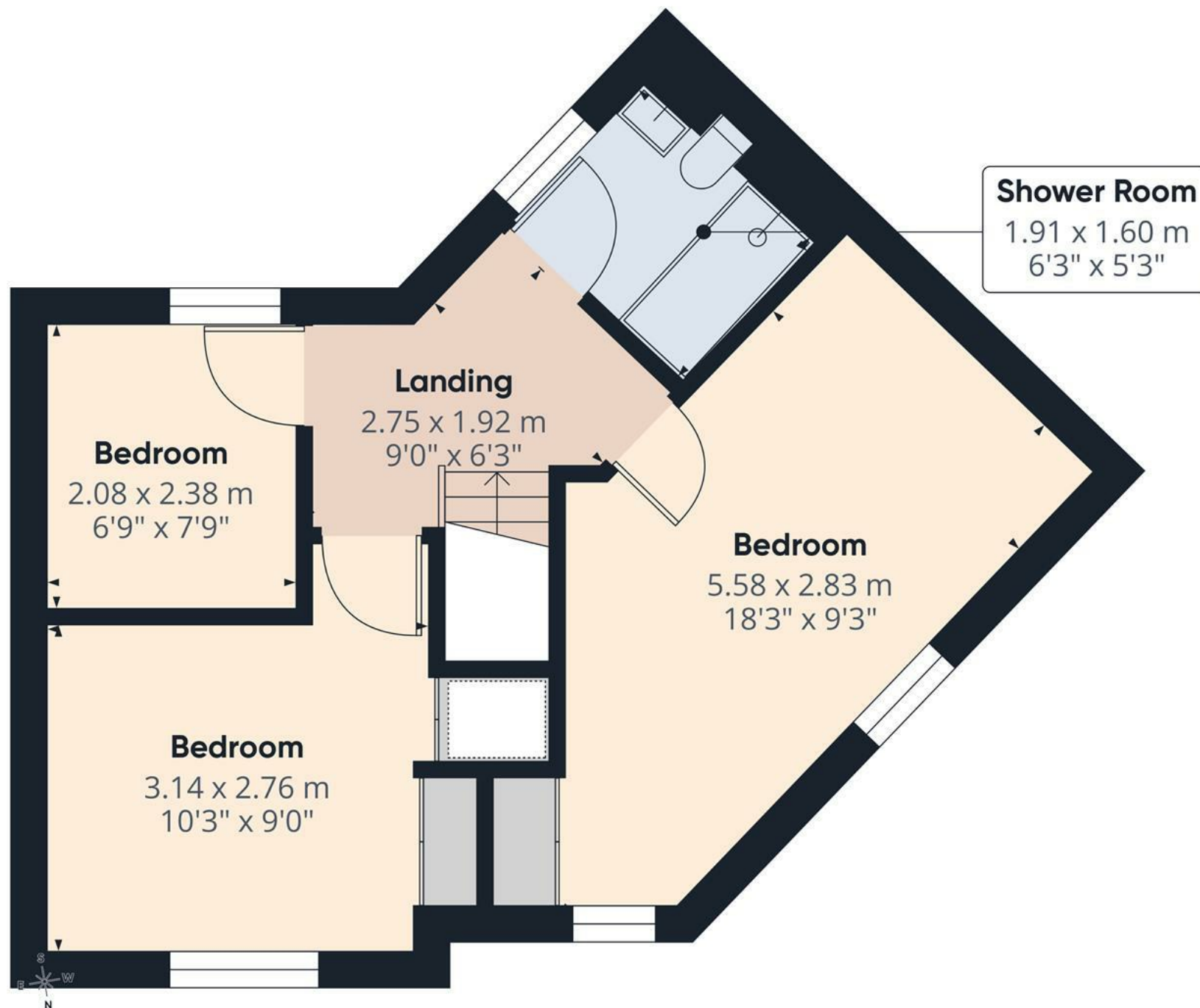
Floor 0

Approximate total area⁽¹⁾
39.2 m²
421 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 1

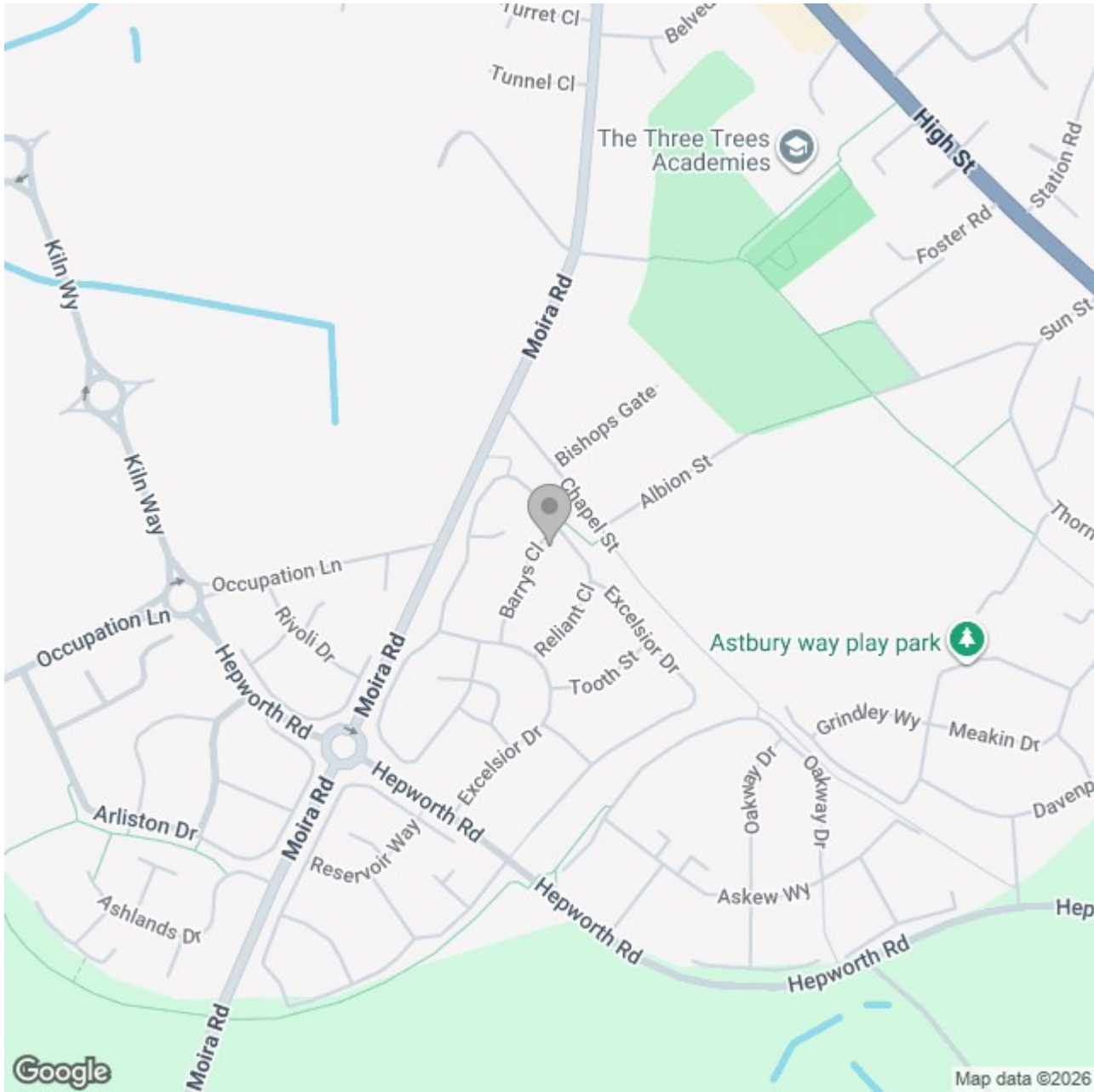
Approximate total area⁽¹⁾

36.1 m²
387 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	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 	