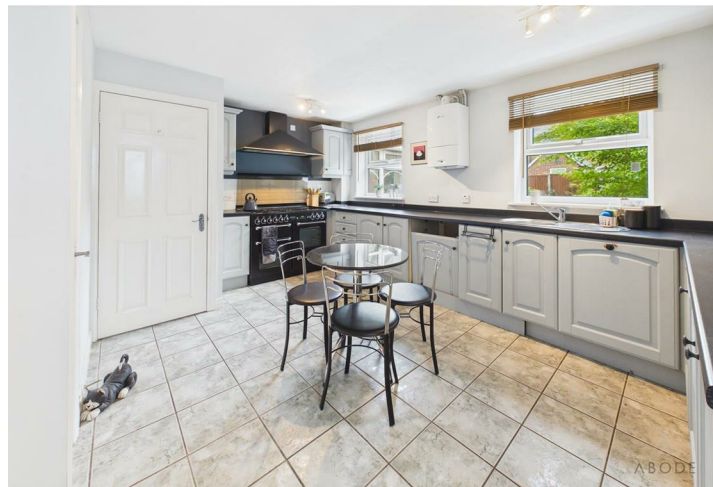






\*\*\*\* PERFECT FAMILY HOME  
WITH CONSERVATORY \*\*\*\*

Detached property offered for sale with no upward chain and in brief offering a porch and hall, guest cloakroom, lounge and dining room, fitted kitchen and a conservatory. Four good size first floor bedrooms, en suite shower room and a family bathroom, Front and rear gardens drive and a single garage.



## PORCH

Upvc double glazed entrance door into the hall, radiator and doors to -

## CLOAKROOM

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

## HALL

Stairs to the first floor, radiator and doors to -

## LOUNGE

Gas coal effect fire with Adams style surround, radiator and upvc double glazed window. Double doors to the dining room.

## DINING ROOM

Radiators patio doors to the conservatory and a door to the kitchen.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Rangemaster cooker with extractor hood, dishwasher and plumbing for a washing machine. Two upvc double glazed windows, storage cupboard and a door to the side.

## CONSERVATORY

Upvc double glazed windows and doors onto the garden.

## FIRST FLOOR LANDING

Loft access, airing cupboard and doors to -



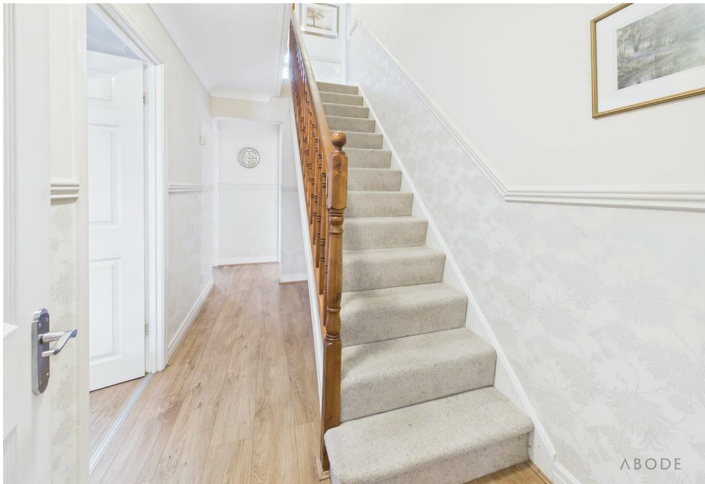
## BEDROOM

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

## EN SUITE

Shower, wash hand basin, radiator, low flush wc and a upvc double glazed window.







## BEDROOM

Upvc double glazed window and radiator.

## BEDROOM

Upvc double glazed window and radiator.

## BEDROOM

Upvc double glazed window and radiator.

## BATHROOM

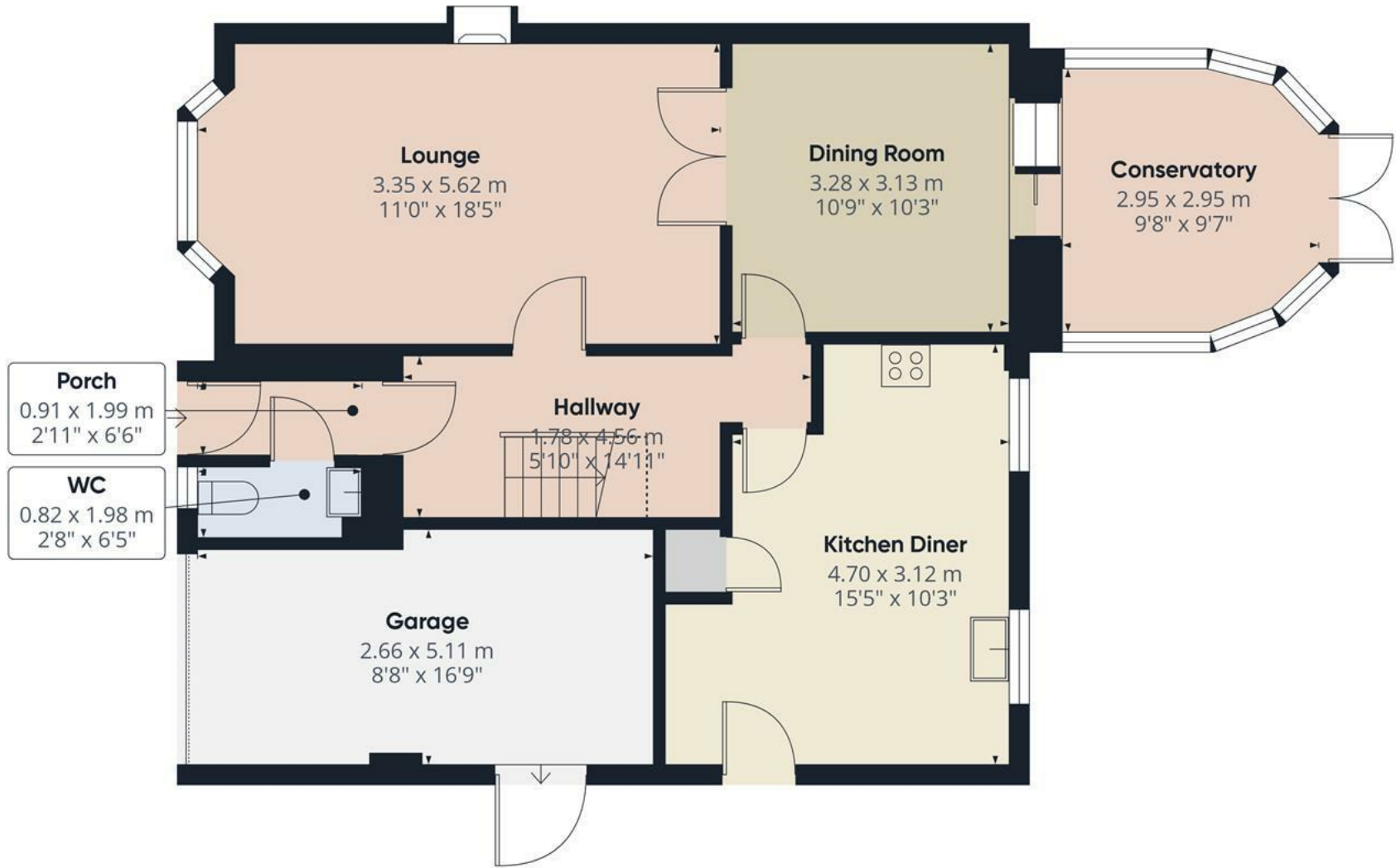
Panel enclosed bath with a mixer tap and shower attachment, low flush wc, wash hand basin, radiator and upvc double glazed window.



## OUTSIDE

Enclosed rear garden with a lawn and paved patio. Front lawn and a driveway. Single garage.





**Approximate total area<sup>(1)</sup>**  
76.7 m<sup>2</sup>  
825 ft<sup>2</sup>

**Reduced headroom**  
1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(1) Excluding balconies and terraces

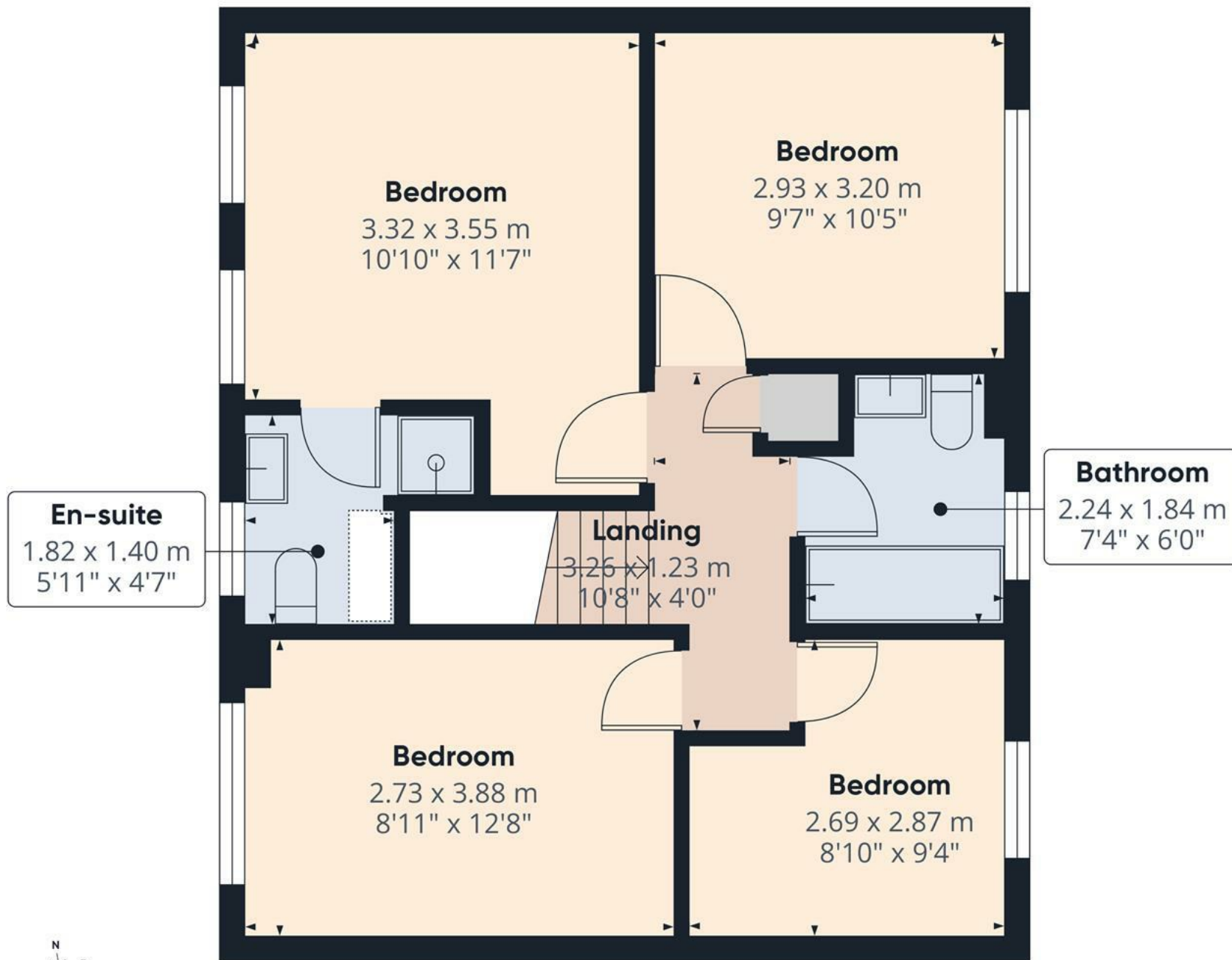
Reduced headroom  
Below 1.5 m/5 ft

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>  
49.7 m<sup>2</sup>  
535 ft<sup>2</sup>

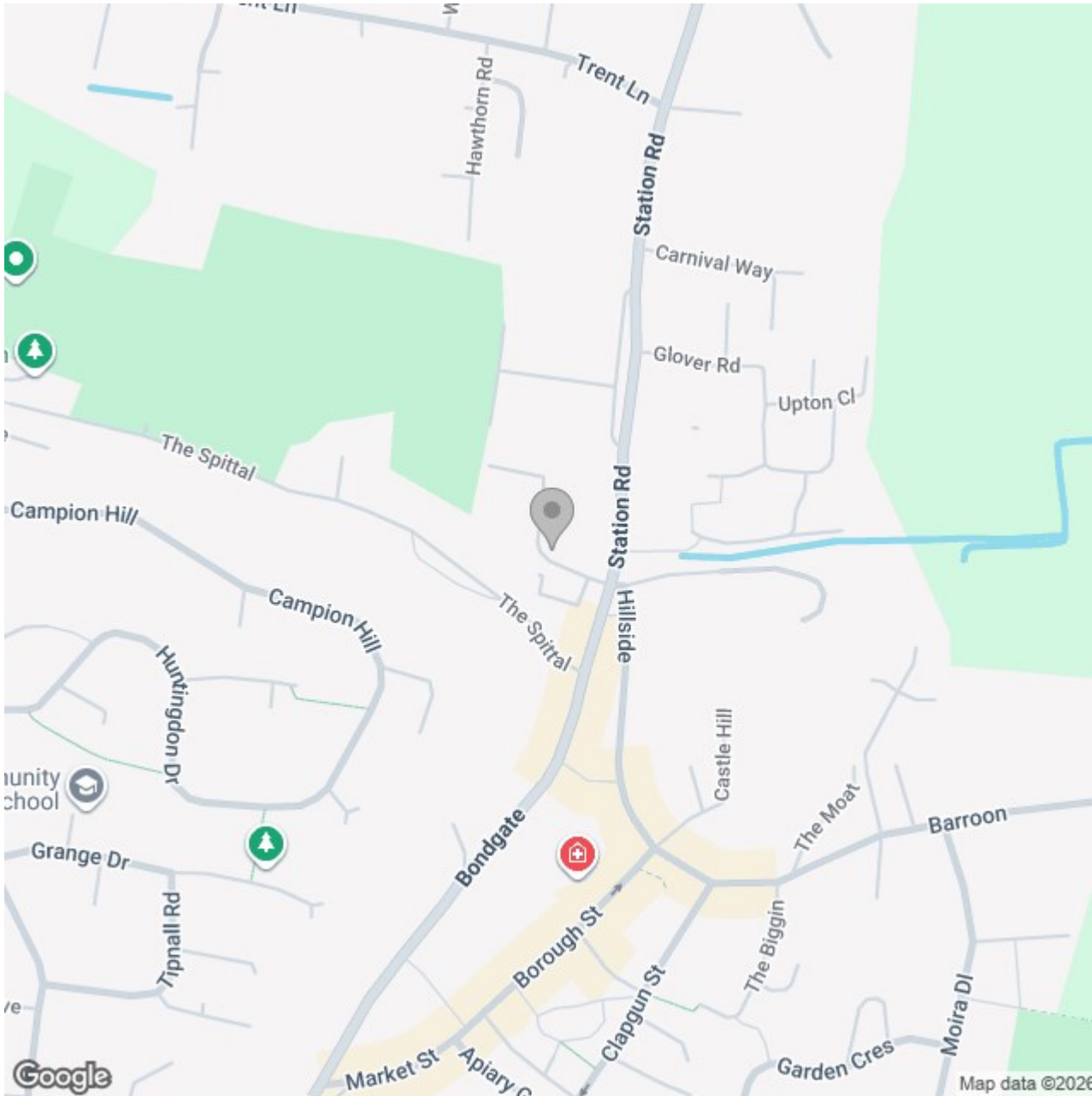
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1



| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</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  |           |