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





STORM PORCH

Leading to front door

ENTRANCE HALL

Via attractive recently fitted composite front door with double glazed obscured panel inset, plus an additional obscured window to side of door, radiator, two storage cupboards, power points, telephone point, internal courtesy door to integral garage, other doors leading to:-

DOWNSTAIRS CLOAKROOM

Two piece modern white suite comprising low level WC with dual flush mechanism, wall mounted hand wash basin with stainless steel taps and tiled splash backs and vanity units under, heated towel rail and extractor fan.

MODERN KITCHEN

18' 1" x 7' 11" (5.51m x 2.41m) Bespoke fitted kitchen, comprising of a range of cashmere gloss units to eye & base level. Eye level units come with under lighting. Roll top quartz effect work surface. Integrated one and a half bowl sink & drainer unit with stainless steel mixer taps. Integrated double Electric oven with four ring gas hob with lighting over. Integrated dishwasher. Integrated fridge/freezer. Large breakfast bar with seating under looking out over the living room. Light grey oak wood effect laminate flooring. Part tiled walls. Smooth plastered ceiling. Power points, one of which includes USB points. Radiator. Dual aspect UPVC double glazed windows to side and rear aspect. Additional UPVC double glazed door opening up to side. Large built in utility cupboard with power points, Laminate flooring and work top with space for washing machine under.

LIVING ROOM

25' 8" x 18' 5" (7.82m x 5.61m) LIVING ROOM - One radiator. Smooth plastered & coved ceiling. Power points with USB connectors. Carpet to flooring. Aerial point. Large opening to :- Extended DINING AREA/CONSERVATORY, giving additional living space. Ample space for large dining table & chairs and sofas to create a comfy seating and entertaining area. Radiator. Oak effect laminate flooring. Power points. Wall light, UPVC double glazed to all relevant sides and UPVC double glazed double doors opening to rear garden.

STAIRS TO FIRST FLOOR LANDING

UPVC double glazed window to side aspect, spacious built in storage cupboard, access to the fully insulated and partly boarded loft is via a drop-down loft ladder, doors to:-

BEDROOM ONE

16' 4" x 9' 5" (4.98m x 2.87m) into wardrobes) - UPVC double glazed windows to rear aspect, radiator, two built in storage cupboards, power points.

BEDROOM TWO

12' x 9' 9" (3.66m x 2.97m) - Newly decorated and newly laid carpet. UPVC double glazed windows to front aspect, radiator, two built in storage cupboards, power points.

BEDROOM THREE

9' 11" x 9' 1" (3.02m x 2.77m) (into recess) - UPVC double glazed window to rear aspect, radiator, power points, carpet to flooring.

BEDROOM FOUR

9' 7" x 6' 6" (2.92m x 1.98m) - Newly decorated and newly laid carpet. UPVC double glazed window to front aspect, large built-in storage cupboard, radiator, power points.

BATHROOM

Modern three piece suite comprising of, bath with stainless steel mixer tap, wall-mounted shower, smokey grey glass shower screen, WC, mixer tap to basin, vanity unit with two drawers, wall-mounted heated towel rail, tiled walls, roller blind to obscure double glazed window to side.

REAR GARDEN

Very attractive and private, South West facing rear garden. Recently landscaped to include a large patio area, step down to lawn with mature shrub borders and landscaped shingle area to rear. Outside tap, side access to both sides.

FRONT GARDEN

Red brick block paved driveway offering off street parking, then mainly laid to lawn with mature shrub borders, access to Integral garage, gate to side access and external light.

INTEGRAL GARAGE

Larger than average garage via and up and over door to front, wall mounted combination boiler, windows to side, space for fridge and tumble dryer, gas and electric meters, overhead storage.

OFF STREET PARKING

Driveway offering parking for two cars.

