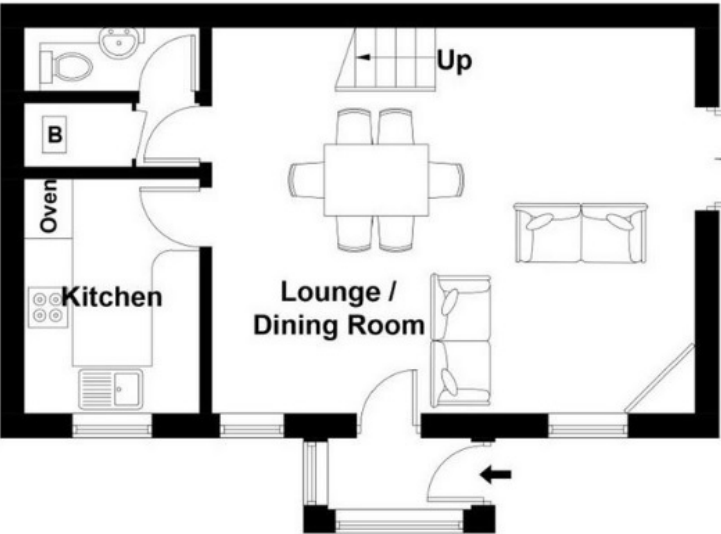
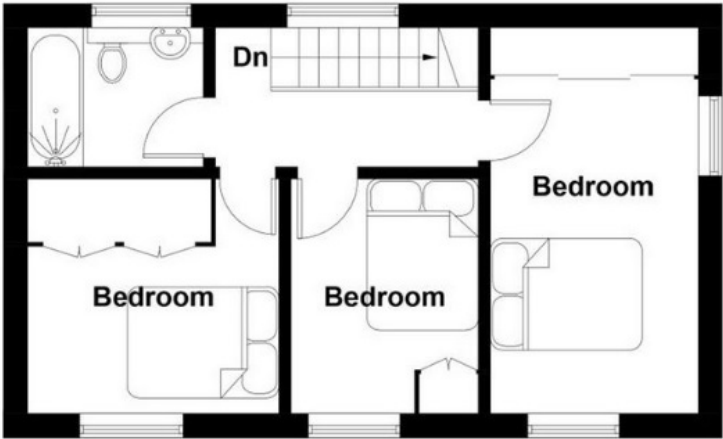




Approx. Gross Area 903 Sq.Ft - 83.9 Sq.M



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

For illustrative purposes only. Not to scale. ID 567042

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.

Floor Plan Produced by EPC Provision.com



Offered for sale with no onward chain and is available for immediate occupation, this well configured family home offers a great deal of privacy in a highly popular, cul de sac location in the highly regarded eastern edge of town. Access to the property is via a private courtyard that is surrounded on three sides by eight houses. 18 The Hamlet is one of two semi detached properties. This exclusive and unique setting offers and safe , noise free and friendly environment rarely found in today's busy towns. Benefitting from attractive dual aspect leaded light UPVC double glazed windows throughout, the property benefits from light flooding in for all aspects. The indoor and outdoor living space blends seamlessly together with French doors welcoming the owner to a deceptively spacious, private rear garden. The property's accommodation briefly comprises; Entrance Porch, Living Room, Kitchen, Cloakroom, Three Double Bedrooms and Family Bathroom.

ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed door. UPVC double glazed picture window to front. Door to Living Room.

Living Room

19' 5" x 15' 7" (5.92m x 4.75m)

This large airy Living space is flooded with natural light, benefits from two UPVC double glazed windows to front and UPVC double glazed French doors to rear. Large feature fireplace with tiled hearth and inset gas fire. Three radiators. Stairs rise to first floor accommodation.

Kitchen

Fitted with a range of wall and base units with contemporary work surfaces over. Inset ceramic sink and drainer with swan neck tap over and tiled splashbacks. Inset electric double oven and gas hob. Integral fridge, washing machine and dishwasher. Tiled floor and UPVC double glazed window to front.

Cloakroom

Partly tiled and fitted with a suite comprising; vanity unit with inset basin with mixer taps, ow level concealed cistern low level W.C and additional cupboard storage. Radiator and extractor fan. Linen cupboard housing combi boiler.

Landing

Doors to all bedrooms and Family Bathroom.

Bedroom One

13' 6" x 8' 4" (4.11m x 2.54m)

Dual aspect UPVC double glazed windows to front and side. Fitted with a range of contemporary wardrobes with sliding doors. Two radiators.

Bedroom Two

9' 6" x 7' 8" (2.90m x 2.34m)

Fitted double wardrobe. UPVC double glazed window to front and Radiator.

Bedroom Three

10' 3" x 6' 9" (3.12m x 2.06m)

2 double storage cupboards providing extra storage. UPVC double glazed window to front and radiator.

Bathroom

Fully tiled and fitted with a white suite comprising; panelled bath with mixer taps, additional shower attachment and glazed screen. Vanity unit with inset basin with mixer taps, low level concealed cistern low level W.C and additional storage cupboards. Tiled floor and radiator. UPVC double glazed window to rear.

Rear Garden

Of generous size and beautifully landscaped, this fully enclosed rear garden offers an amazing deal of privacy. Separated into two main areas, allows flexibility for indoor outdoor living. A spacious paved patio immediately off the house blends nicely onto the main laid to lawn area which boasts well stocked flower beds featured a variety of flowers and shrubs. Shed with power connected. Outside power sockets.

Front Garden

Appealing paved frontage with inviting steps to the front door. Additional paved seating area. Gated access to rear.

Garage

Up and over door to front. Light and power connected. Additional window. Parking in front.

Tenure & Council Tax Band

Tenure: Freehold
Council Tax Band: C

