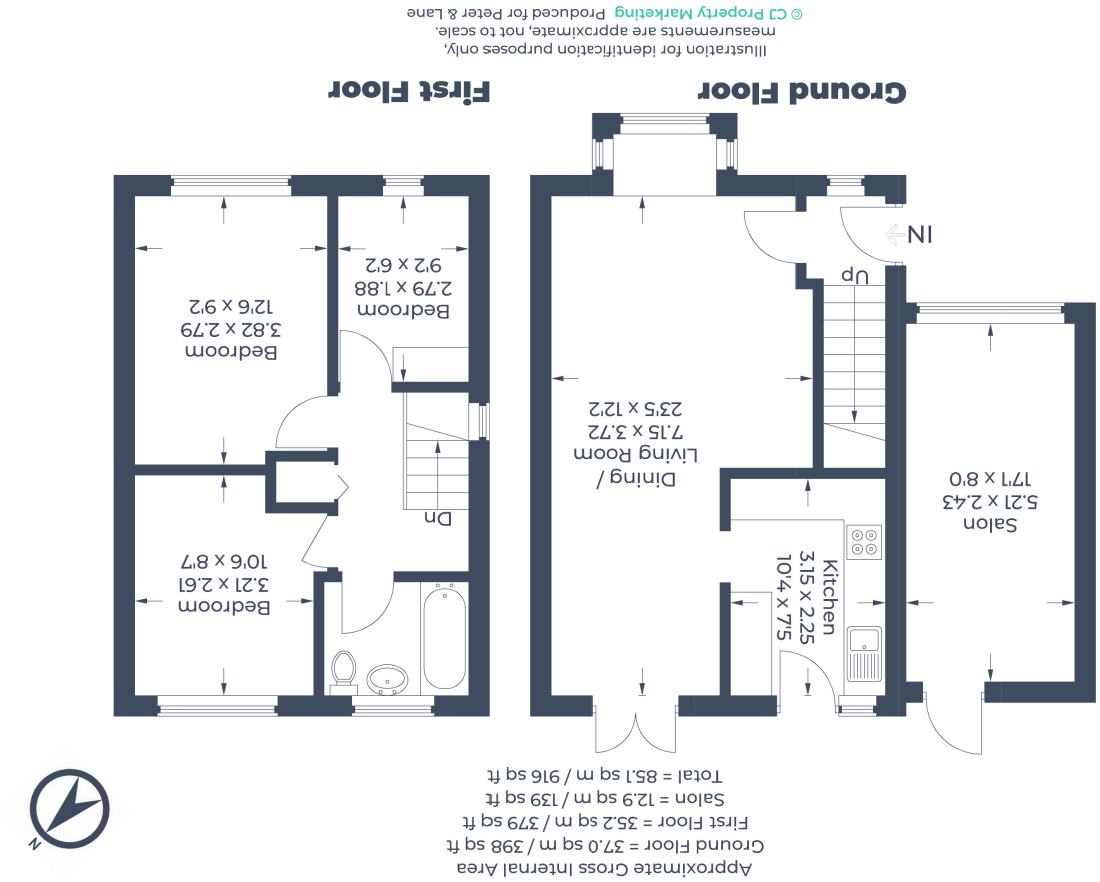


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Very energy efficient - lower running costs	A
Energy efficient - lower running costs	B
Decent energy efficiency - average running costs	C
Decent energy efficiency - average running costs	D
Energy inefficient - higher running costs	E
Energy inefficient - higher running costs	F
Very energy inefficient - higher running costs	G
Current Rating	77
England, Scotland & Wales	2020/1/10





- A three bedroom link Detached family home
- Lounge Diner with French door leading out the rear garden
- Garage Conversion to salon/ Studio. Ideal for operating a business from home
- Gas radiator Central Heating and Double Glazing
- Ideal home for first time buyers or young family
- Refitted Kitchen with INTEGRATED APPLIANCES
- Good size Rear Garden
- Off road parking to the front for 3 vehicles
- Quiet and Popular cul-de-sac Location

Ground Floor

Entrance Hall

Approached via double glazed entrance door to front aspect, staircase rising to first floor landing, radiator, wood flooring. Door leading through to Lounge Diner.

Lounge Diner

An L Shaped Room with Replacement PVC double glazed box bay window to front aspect and replacement PVC double glazed French doors leading out to the rear garden, radiators, television point, wood effect flooring. Door leading to Kitchen.

Kitchen

Double glazed door and window to rear aspect. A fitted kitchen comprising of inset one and half bowl single drainer sink unit with cupboards under. A range of base and wall mounted cupboards, incorporating drawer units, with worksurface over, tiled splashback surrounds, tiled floor. A range of built in appliances to include built in gas hob with cooker hood over, electric oven, integrated fridge freezer, dishwasher and wine fridge.

First Floor

First Floor Landing

Replacement PVC double glazed window to side aspect, access to loft space, built in airing cupboard, wood effect flooring. Door leading off to bedrooms and Bathroom

Bedroom One

Replacement PVC double glazed window to front aspect, radiator, wood effect flooring.

Bedroom Two

Replacement PVC double glazed window to rear aspect, radiator, wood effect flooring.

Bedroom Three

Replacement PVC double glazed window to front aspect, radiator.

Bathroom

Replacement PVC double glazed window to rear aspect. Fitted white suite comprising of low level WC, vanity wash hand basin, side panelled bath with mixer tap shower over, fully tiled walls and fully tiled floor.

Outside

Garage Conversion to Salon / Studio

The attached single brick built garage has been converted to a Salon / Studio, providing an ideal set up for someone looking to run a small business from home. It is approached via a double glazed door from the rear, power and water supply connected, sunken halogen spot lighting to ceiling, plumbing for automatic washing machine. The Salon/Studio operates on a separate power supply.

Garden

The front of the property has been laid to hardstanding area, offering off road parking for 3 vehicles. There is a side gated access which leads to the rear garden. The rear garden is a good size being fully fence enclosed with a paved patio area, large lawn area, decking area and outside lights.

