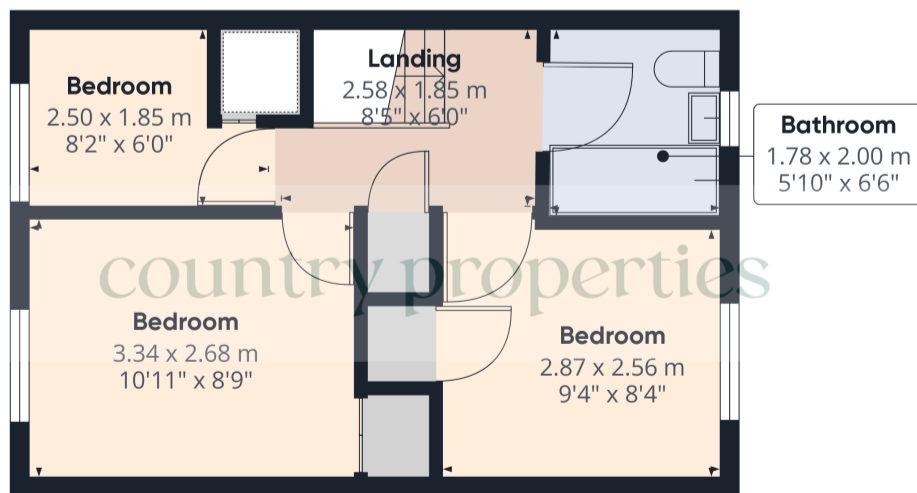


Ground Floor



Floor 1



<b>Approximate total area<sup>(1)</sup></b>
61.2 m <sup>2</sup>
658.75 ft <sup>2</sup>
<b>Reduced headroom</b>
1.12 m <sup>2</sup>
12.06 ft <sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 ..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
 Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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- Chain Free
- 3 bedrooms
- Refitted kitchen and bathroom
- UPVC double glazing
- replacement boiler
- Garage and parking for up to 3 cars

### Ground Floor

#### Entrance Hall

Replacement UPVC double glazed door leading into the entrance hall, with laminate flooring, door to living room and Cloaks storage cupboard.

#### Living Room

Continuation of laminate flooring, radiator, replacement UPVC double glazed window to front, television and telephone points, Stairs to 1st floor, door to Kitchen diner.

#### Kitchen Breakfast room

Continuation of the laminate flooring. Dark laminated roll edge worktop with 1 1/2 bowl stainless steel sink unit within with mixer tap over. Space and plumbing for automatic washing machine, Space and plumbing for slim line dishwasher, space for gas Cooker with stainless steel chimney style extractor over. Beach effect fronted cupboards with brushed steel bar style handles. Room for breakfast table and chairs. Radiator, Ceramic wall tiling to splash back area. Replacement UPVC double glazed door with full height windows either side and integrated blinds, a further replacement UPVC double glazed window to rear.

### First Floor

#### Landing

A bright, neutrally decorated landing with loft access. Airing cupboard with slatted shelving within, doors to bedrooms and bathroom.



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#### Bedroom 1

Replacement UPVC double glazed window to front, radiator, built in cupboard with concertina door with shelf and hanging space within. Grey wood effect laminate flooring.

#### Bedroom 2

Grey wood effect laminate flooring, radiator, replacement UPVC double glazed window to rear, built in cupboard with shelf and hanging space within.

#### Bedroom 3

Replacement UPVC double glazed window to front. Grey wood effect laminate flooring, built in cupboard with shelf and hanging space within. Radiator.

#### Bathroom

Refitted white bathroom suite comprising of an enamelled panel bath with mixer tap and shower attachment and further thermostatically controlled handheld shower over. Low level dual flush WC with a concealed system. Wash hand basin with mixer tap inset within a vanity cupboard below, wall mounted Chrome effect heated towel rail, ceramic wall tiling with integrated Large mirror, ceramic floor tiles.. Sunken ceiling downlighters, replacement UPVC double glazed window to rear with obscured glass.

### Outside

#### Front Garden

The front garden has been fully block paved, providing a hard stand with potential to put two cars off road. There's a hedge surround.

#### Rear Garden

The rear garden is mainly laid to lawn with a timber fence and hedge surround, There is a patio immediately to the rear of the property and a further extensive patio seating area to the far end of the garden. Gated access out to rear passage, various flowers and shrubs to borders.

#### Garage

To the front of the property there is a garage on block with up and over door, a pitched roof which provides eves storage space within. Drive to the front of the garage providing off road parking for 1 car.



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