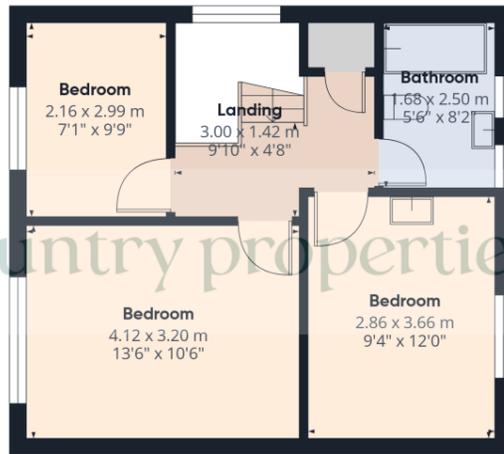


Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 104.5 m<sup>2</sup>  
 1125 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			

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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- UTILITY ROOM
- EXTENDED GIVING LARGE KITCHEN DINER
- DOWNSTAIRS SHOWER ROOM
- CLOSE TO SCHOOLS
- LOW MAINTENACNE GARDEN

## Ground Floor

### Porch

A welcoming entrance porch featuring tiled flooring, double glazed uPVC windows and recessed ceiling downlights.

### Entrance Hall

Spacious entrance hall with continuation of tiled flooring, radiator, and doors leading to all ground floor rooms. Includes a useful storage cupboard and staircase rising to the first floor.

### Living Room

A bright and comfortable living room with wooden flooring, double glazed uPVC window to the front aspect, and radiator beneath. Features a TV aerial point, electric fireplace, and double doors opening through to the kitchen.

### Kitchen / Dining Room

A modern open plan kitchen/diner with tiled flooring and a range of contemporary grey wall and base units. Comprises integrated fridge freezer, AEG dual ovens, induction hob with extractor hood, and integrated dishwasher. Stainless steel sink with chrome mixer tap. The space is enhanced by double glazed uPVC windows overlooking the garden, bi-fold doors opening onto the rear garden, and additional skylights providing excellent natural light. Finished with recessed ceiling downlights and wall-mounted radiators.

### Utility Room

Practical utility space with tiled flooring, space for washing machine and tumble dryer, stainless steel sink with chrome mixer tap, and double glazed uPVC window to the side. Wall-mounted Vaillant combi boiler and recessed ceiling downlights.



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### Shower Room

Modern ground floor shower room comprising low-level WC with dual flush, wash hand basin with vanity unit, and glass shower cubicle with rainfall shower. Finished with tiled walls and flooring, heated towel rail, extractor fan, recessed ceiling downlights, and obscure double glazed uPVC window to the side.

## First Floor

### Landing

Carpeted landing with double glazed uPVC window to the side, storage cupboard, loft access, and doors leading to all rooms.

### Bedroom One

A bright and spacious principal bedroom with double glazed uPVC window overlooking the front and radiator beneath.

### Bedroom Two

Good-sized double bedroom with double glazed uPVC window overlooking the rear garden and radiator.

### Bedroom Three

Single bedroom with double glazed uPVC window to the front and wall-mounted radiator.

### Bathroom

Well-appointed family bathroom featuring a three piece suite including low level WC with dual flush, wash hand basin with vanity unit, and panel bath with shower attachment. Complemented by tiled flooring, heated towel rail, extractor fan, recessed ceiling downlights, and two obscure double glazed windows to the rear.

### External

#### Front Garden

Driveway providing off road parking, with a lawned area to the side and access to the rear via gated side entry.

#### Rear Garden

Mainly laid to lawn with a central pathway, garden shed, and gated side access. Also benefits from an outdoor tap and power socket.

### Agents Notes

By law, anyone buying or selling a house in the UK has to have an Anti Money Laundering check (AML) carried out before any marketing or legal work can be started, we charge £35 + VAT per person for AML checks. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.



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