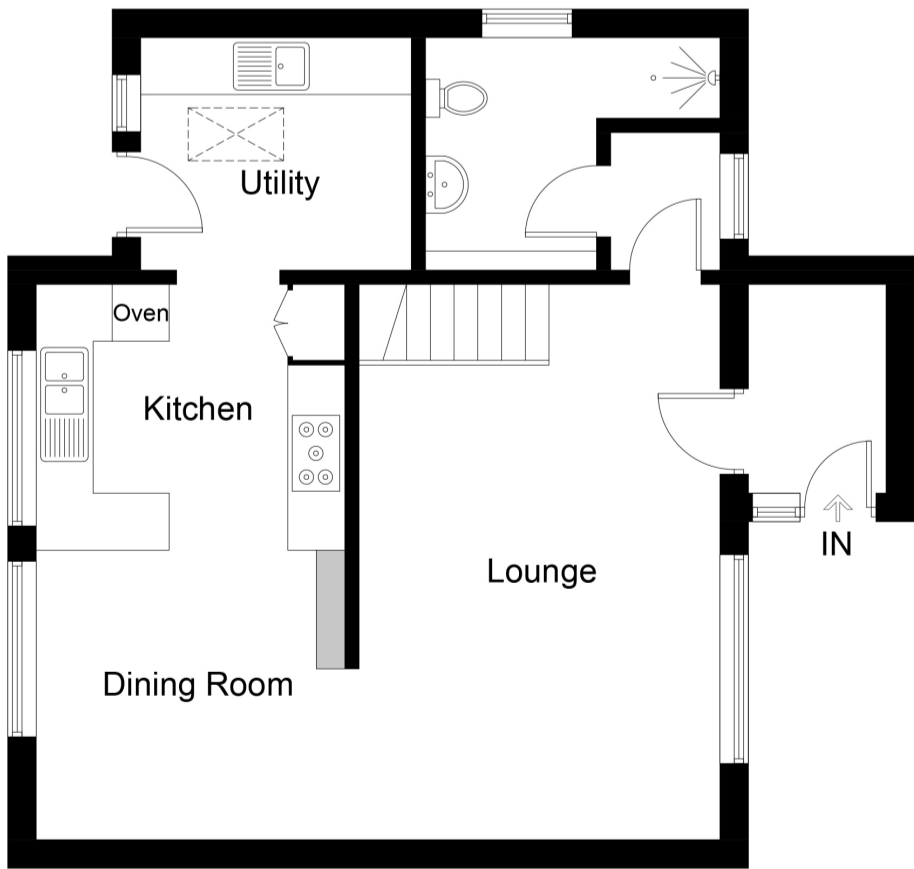


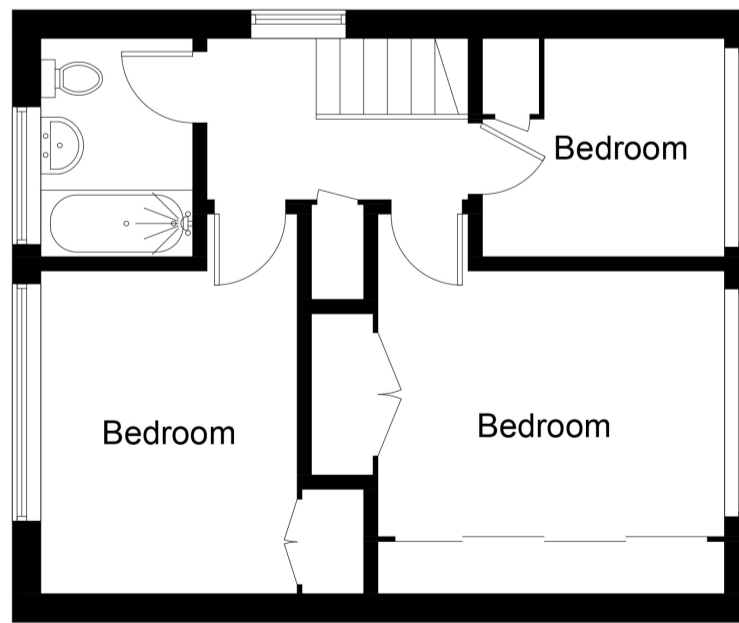


## 2 Fernside

Approximate Gross Internal Area = 104.2 sq m / 1121 sq ft



**Ground Floor**



**First Floor**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		63	78
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID1113566  
 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





Occupying an enviable corner plot position with a feeling of space around, sits this delightful, extended semi detached family home. Located on an often requested road, in this highly sought after village, the property is well positioned for the mainline train station, local shop and the highly regarded schools. Well maintained and neutrally presented, the spacious accommodation briefly comprises; Entrance Porch, Open Plan Sitting Room/Dining Room and Kitchen with solid Oak flooring, Utility Room and ground floor Shower Room, 3 well balanced bedrooms with built wardrobes and a family Bathroom. Outside there are open plan Gardens to the front and side, an enclosed Garden to the rear, a detached Garage with power connected and driveway parking for 2/3 vehicles.



## ROOM DESCRIPTIONS

### Entrance Porch

Entered via UPVC double glazed door with matching window to side. Radiator and tiled floor. Door to Sitting Room.

### Sitting Room

3.61m x 2.99m (11' 10" x 9' 10")

Feature fireplace with Oak surround, stone hearth and inset coal effect gas fire basket. Stairs rising to first floor accommodation. Radiator and solid Oak flooring. Door to ground floor Shower Room. Opening to Dining Room. UPVC double glazed picture window to front.

### Open Plan Kitchen/Dining Room

#### Dining Area

3.61m x 2.99m (11' 10" x 9' 10")

Radiator and solid Oak flooring. UPVC double glazed picture window to rear.

#### Kitchen

3.14m x 2.67m (10' 4" x 8' 9")

Fitted with a stylish range of wall and base units with wood effect square edge worksurfaces and upstands over. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Built in eye level electric oven and microwave, five ring electric hob, extractor and integral dishwasher. Cupboard housing wall mounted combi boiler. Tiled floor and UPVC double glazed window to rear. Opening to Utility Room.

### Utility Room

2.84m x 2.45m (9' 4" x 8' 0")

Fitted with a range of wall and base units matching those in the kitchen with wood effect square edge worksurfaces and upstands over. Inset stainless steel sink and mixer tap. Spaces for washing machine, tumble drier and American style fridge/freezer.

### Ground Floor Shower Room

From the Sitting Room, firstly an ante room with Oak flooring, UPVC double glazed window to front and door to Shower Room. Spacious and tastefully fitted with a white suite comprising; walk in tiled shower with Rainfall head thermostatic shower, pedestal wash basin and low level W.C., plus an attractive range of vanity units with wood effect counter tops and upstands. Heated towel rail, extractor and tiled floor. UPVC double glazed window to side.

### Landing

Bright and airy with UPVC double glazed window to side. Airing cupboard providing linen storage. Loft access. Doors to all Bedrooms and family Bathroom.

### Bedroom 1

2.85m x 2.23m (9' 4" x 7' 4")

A comprehensive of wardrobes plus a further built in double wardrobe. Radiator. UPVC double glazed window to front.

### Bedroom 2

3.66m x 2.29m (12' 0" x 7' 6")

Built in double wardrobe. Radiator. UPVC double glazed window to rear.

### Bedroom 3

2.68m x 2.38m (8' 10" x 7' 10")

Built in storage cupboard. Radiator. UPVC double glazed window to front.

### Family Bathroom

Fully tiles and fitted with a white suite comprising; panelled bath with thermostatic shower and glazed screen over, pedestal wash basin and low level W.C.. Heated towel rail, extractor and UPVC double glazed window to rear.

### Front Garden

### Rear Garden

### Garage & Driveway

Up and over door to front with power connected. Block paved driveway provides parking for 2/3 vehicles.

### Tenure & Council Tax Band

Tenure - Freehold

Council Tax Band - C

