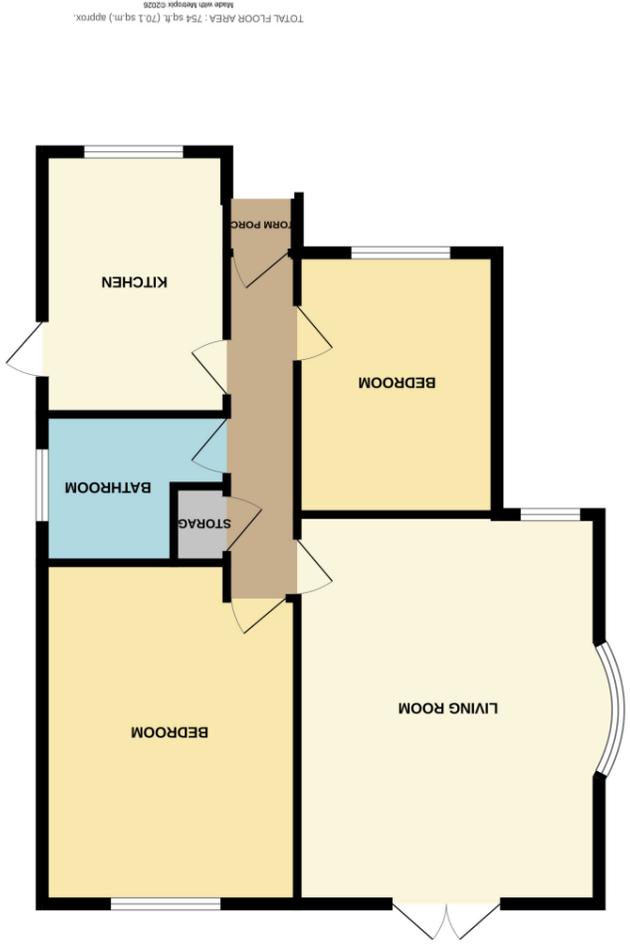


Important Notice: These Particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact. If the property has been extended, or altered, we may not have seen evidence of planning consent or building regulation approval, although we will have made enquiries about these matters with the Vendor.

Energy Efficiency Rating	
Potential	Current
82	64
<b>Very energy efficient - lower running costs</b> A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
<b>Not energy efficient - higher running costs</b>	
EU Directive 2002/91/EC	
England, Scotland & Wales	





### PROPERTY FRONTAGE

This property commands attention! Aesthetically pleasing with an abundance of kerb appeal. Huge corner plot with: Brick Wall Boundary; Gated Access to Front with Large Paved Area Leading to Front Door; Lawn, Manicured Shrubs, Large Paved Driveway and Garage to Side.

### ENTRANCE HALLWAY

15' 10" x 3' 10" (4.83m x 1.17m) Plus Storage Cupboard Measuring 4' x 2' 3". Light and Bright Hallway with: Fitted Carpets Throughout; Ceiling Light Fitting; Access to Partly Boarded and Insulated Loft; Doors to Living, Bedrooms, Kitchen, Shower Room.

### LIVING ROOM

17' 10" x 13' 10" (5.44m x 4.22m) An abundance of natural light flows through this spacious living room, benefitting from: Double Glazed French Doors Leading to Rear Garden; Beautiful Bay Window with Fitted Plantation Shutters; Carpeted Flooring; Radiator; Ceiling Light Fitting.

### KITCHEN

12' 0" x 8' 4" (3.66m x 2.54m) Stylish Fitted Kitchen Comprising of: Ample Wall and Base Units and Drawers. Integrated Appliances to Include: Electric Oven, Microwave, Gas Hob, Chimney Extractor Fan, Washing Machine, Dishwasher, Fridge/Freezer. Mixer Tap to One and a Half Bowl Stainless Steel Sink and Drainer; Bevelled Edge Tiled Splashbacks; Herringbone Laminate Flooring; Breakfast Area; Double Glazed Door to Side; Double Glazed Window to Front; Radiator; Ceiling Light Fitting.

### BEDROOM ONE

15' 7" x 11' 8" (4.75m x 3.56m) Stylish and Spacious Double Bedroom with: Carpeted Flooring Throughout; Ceiling Light Fitting to include Fantasia Ceiling Fan; Plantation Shutters to Double Glazed Window to Rear; Radiator.

### BEDROOM TWO

11' 11" x 9' 2" (3.63m x 2.79m) Double bedroom with: Carpeted Flooring Throughout; Plantation Shutters to Double Glazed Window; Radiator; Ceiling Light Fitting.

### SHOWER ROOM

8' 5" x 6' 9" (2.57m x 2.06m) Modern Three-Piece Shower Suite Comprising of: Large Walk-in Shower with Glass Screen, WC Unit with Concealed Cistern, Mixer Tap to Basin Vanity Unit. Wall-Mounted Chrome Heated Towel Rail; Tiled Walls; Tiled Flooring.

### REAR GARDEN

Pretty rear garden, perfectly designed for relaxing, unwinding, entertaining. Peaceful and private, this lovely garden boasts: Lawn Area with Bordered Shrubs and Trees; Paved Path Leading to Garage; Newly Installed Composite Decking with Timber Balustrade Railing Invites Al Fresco Dining; Gated Side and Front Access; Timber Fence to Boundaries; External Tap.

