



All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | 86 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



This well presented extended house is located in a quiet traffic free position to the North West of town and is well placed for local schools, public transport links and the town centre. Fronting on to a neighbourly green, the well balanced accommodation briefly comprises; Entrance Hall, Cloakroom, Sitting/Dining Room, Kitchen/Breakfast Room with integrated appliances, three good sized Bedrooms and family Bathroom. Outside there are Gardens to the front and rear along with a Garage with power and parking.



ROOM DESCRIPTIONS

Entrance Hall
Entered via hardwood glazed door. Stairs rising to first floor accommodation with useful storage cupboard below plus further walk in cupboard. Radiator and laminate floor. Doors to Cloakroom, Sitting/Dining Room and Kitchen/Breakfast Room.

Cloakroom
Fitted with a white suite comprising; pedestal wash basin and W.C. Built in storage cupboard. Ceramic tiled floor. UPVC double glazed window to front.

Sitting/Dining Room
21' 5" x 11' 5" (6.53m x 3.48m)
Dual aspect room with UPVC double glazed window to front and UPVC double glazed sliding patio doors to rear. Radiator and laminate floor.

Kitchen/Breakfast Room
14' 6" x 9' 8" (4.42m x 2.95m)
Fitted with a contemporary range of wall and base units with Granite work surfaces and upstands over. Underhung Belfast style sink with mixer tap. Built in electric eye level double oven, electric hob with extractor over. Integrated fridge/freezer and spaces for washing machine and dishwasher. Peninsular Granite breakfast bar with cupboards under. Radiator and ceramic tiled floor. UPVC double glazed window to side and rear. Fully glazed UPVC door to rear garden.

Landing
Loft access. Airing cupboard housing combi boiler. Doors to all Bedrooms and family Bathroom.

Bedroom1
10' 7" x 9' 7" (3.23m x 2.92m)
Fitted wardrobes. Radiator, laminate floor and UPVC double glazed window to front.

Bedroom 2
11' 6" x 9' 0" (3.51m x 2.74m)
Fitted wardrobes. Radiator and UPVC double glazed window to rear.

Bedroom 3
9' 9" x 7' 7" (2.97m x 2.31m)
Fitted wardrobes and dressing table. Laminate flooring, radiator and UPVC double glazed window to front.

Family Bathroom
7' 5" x 6' 7" (2.26m x 2.01m)
Tiled and fitted with a P shaped bath with thermostatically controlled shower and glazed screen over, pedestal wash basin and low level W.C. Shaver point and heated towel rail. Ceramic tiled floor and UPVC double glazed window to rear.

Front Garden
Enclosed by brick wall with gated access. Laid to ornamental gravel with path. Selection of mature shrubs.

Rear Garden
Fully enclosed by brick wall and timber panel fencing with gated access to side. Laid to two patio areas and artificial lawn. Outside tap and sockets. Access to rear of Garage.

Garage
Up and over door to front and pedestrian door to rear. Power connected.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band: B

