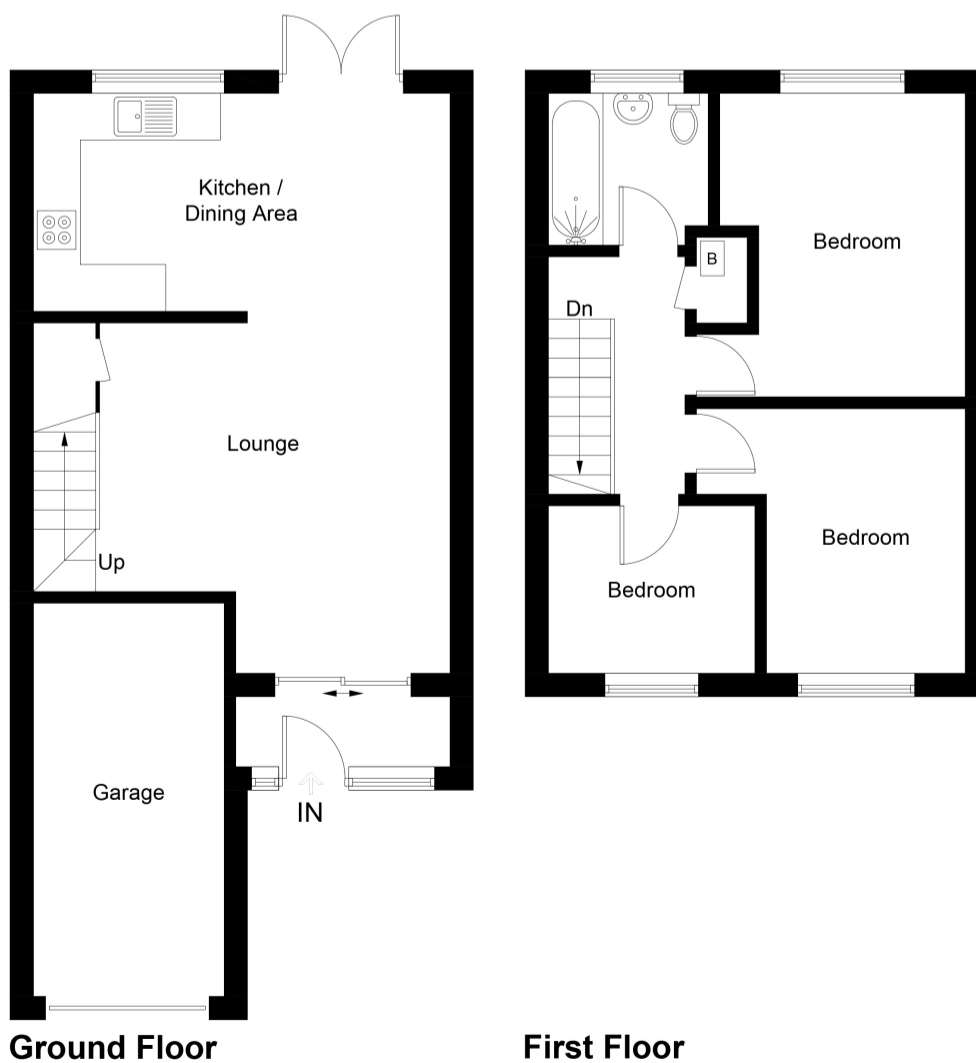




30 Shaftesbury, Close

Approximate Gross Internal Area = 80.6 sq m / 867 sq ft
 Garage = 12.4 sq m / 133 sq ft
 Total = 93.0 sq m / 1000 sq ft



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

For illustrative purposes only. Not to scale. ID1125014
 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



Located in a popular Cul de Sac off The Perrings, this well balanced home is well placed for access to local schools, shops, public transport links and green, open spaces. Offered for sale with no onward chain, the well presented accommodation briefly comprises; Entrance Porch, Fabulous Open Plan Living space which leads to the Kitchen/Dining Room, three Bedrooms and Family Bathroom. Outside, there are Gardens to the front and rear, along with driveway and Garage.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed door. UPVC double sliding patio doors to Open Plan Living Room.

Open Plan Living Room

14' 6" x 14' 3" (4.42m x 4.34m)

A lovely open plan space. Stairs rising to first floor accommodation with useful storage cupboard below. Upright radiator. Engineered Oak flooring. Sliding patio doors to front porch and opening to Kitchen/Dining Room.

Kitchen/Dining Room

17' 2" x 9' 2" (5.23m x 2.79m)

Fitted with a range of wall and base units with square edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splash backs. Gas cooker with extractor over, integral dishwasher, space for a concealed washing machine and space for an upright fridge/freezer. Upright radiator and 'Travertine' flooring. UPVC double glazed window to rear and UPVC double glazed sliding patio door to rear Garden.

Landing

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

Bedroom 1

12' 4" x 8' 5" (3.76m x 2.57m)

Built in storage recess. Radiator. UPVC double glazed window to rear.

Bedroom 2

11' 6" x 8' 5" (3.51m x 2.57m)

Radiator. UPVC double glazed window to front.

Bedroom 3

8' 7" x 7' 2" (2.62m x 2.18m)

Radiator. UPVC double glazed window to front.

Family Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)

Tiled and fitted with a white suite comprising panelled bath with thermostatic shower and glazed screen over, vanity unit with inset basin and low level W.C. Heated towel rail and tiled floor. UPVC double glazed window to rear.

Front Garden

Driveway leading to Garage. Pathway to house. The remainder is laid to lawn and small soft fruit bed.

Garage

Up and over door to front. Power connected.

Rear Garden

Enclosed by timber panel fencing with gated access to the front. Laid to patio and lawn with planted border and two specimen trees.

