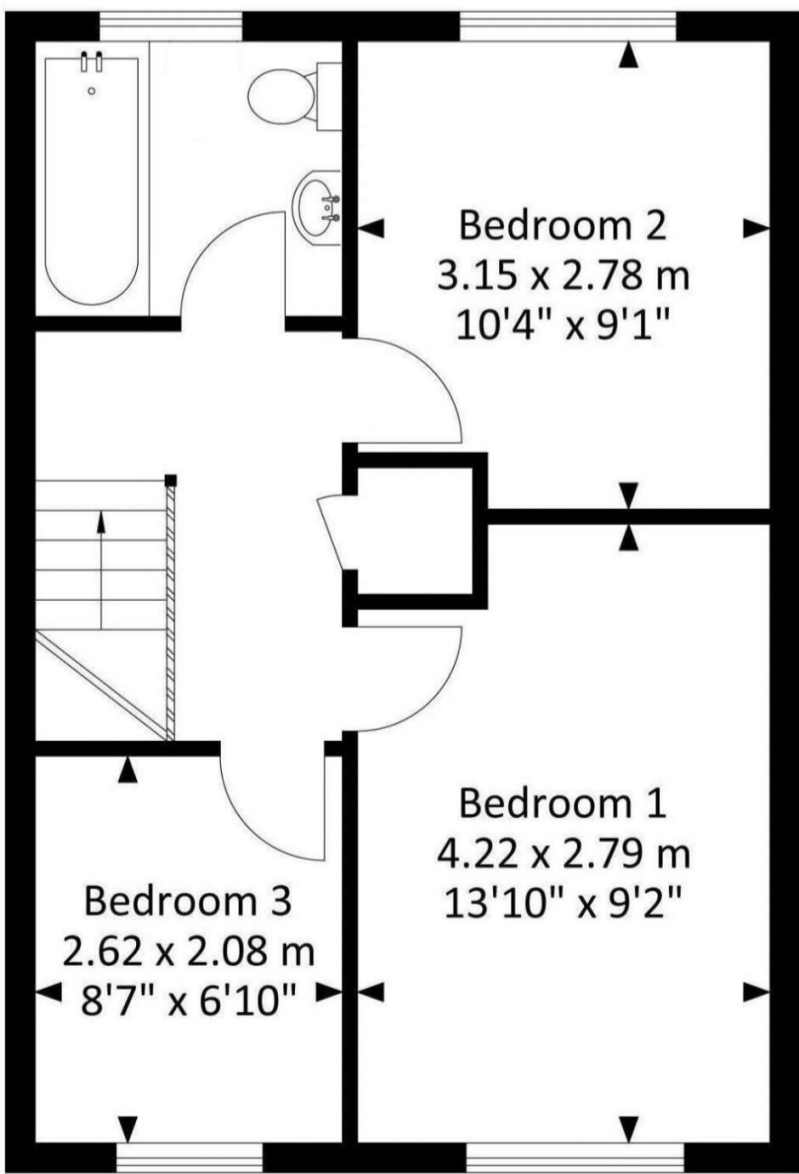


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	71	
(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



Immaculately presented throughout, this well balanced home is a very fine example of its type. Located in a quiet Cul de Sac on the fringes of the highly sought after 'Old Church' area, this stylish home is well placed for access to local schools, shops, sports facilities, the Tithe barn, public transport links and countryside walks. Well maintained and much improved, this delightful home would make an ideal first purchase or good quality down size and briefly comprises; Entrance Hall, fabulous open plan Sitting Room, Dining Room and Kitchen, three Bedrooms and family Bathroom. Outside there are well maintained Gardens to both the front and rear along with a Garage located nearby.



ROOM DESCRIPTIONS

Entrance Hall

Entered via UPVC double glazed door. Stairs rising to first floor accommodation. Useful storage cupboard housing new consumer unit. Luxury vinyl tile flooring. Door to Sitting Room.

Sitting Room

13' 11" x 12' 11" (4.24m x 3.94m)

Bright and airy with UPVC double glazed picture window, with fitted blinds, to front aspect. Radiator and luxury vinyl tile flooring which extends in to the Dining Room.

Dining Area

8' 9" x 7' 8" (2.67m x 2.34m)

Access to useful under stairs storage cupboard. Radiator, luxury vinyl tile flooring and UPVC double glazed window to rear. Opening to Kitchen.

Kitchen

10' 4" x 8' 2" (3.15m x 2.49m)

Fitted with a range of wall and base units with roll edge work surfaces over. Inset sink and drainer with flexi mixer tap. Built in electric oven with gas hob and extractor over. Spaces for washing machine, dishwasher and upright fridge/freezer. Laminate tile flooring. UPVC double glazed window and door to rear.

Landing

Loft access with ladders. Airing cupboard housing regularly serviced 'Worcester' combi boiler. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

13' 10" x 9' 2" (4.22m x 2.79m)

Recess for wardrobes. Quality wood effect laminate flooring. Radiator and UPVC double glazed window to front.

Bedroom 2

10' 4" x 9' 1" (3.15m x 2.77m)

Quality wood effect and laminate flooring. Radiator and UPVC double glazed window to rear.

Bedroom 3

8' 7" x 6' 10" (2.62m x 2.08m)

Quality wood effect laminate flooring, radiator and UPVC double glazed window to front.

Family Bathroom

Fully tiled and fitted with a white suite comprising; panelled bath with mixer tap and shower attachment with a thermostatically controlled shower over, vanity unit with inset basin and low level W.C.

Rear Garden

Fully enclosed by timber panel fencing with gated access to the rear. Larger than average, for a house of its sized the area is laid to a paved patio, artificial lawn and ornamental gravel. Outside tap, electrical sockets and lighting.

Garage

Located in a nearby block. Up and over door to front. Parking space.

Front Garden

Open plan and laid to lawn with pathway to front door.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: B

