



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	83
(69-80) C		
(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 superb semi detached home has undergone a complete renovation in recent times and is now presented to market in excellent order throughout. The schedule of works included; a complete rewire, new boiler, pipes and radiators, windows, fitted kitchen with integrated appliances, fully tiled bathroom, cloakroom, decor, flooring and internal and external doors. Located in a quiet, neighbourly Cul de Sac within close proximity of the town centre, the property is perfectly placed for access to supermarkets, shops, coffee bars and restaurants, schools, amenities, health care providers and public transport links. View early to avoid disappointment.



## ROOM DESCRIPTIONS

### Entrance Hall

Entered via composite double glazed door. Stairs rising to first floor accommodation. Radiator, laminate flooring and UPVC double glazed window to front. Glazed Oak finished door to Sitting/Dining Room.

### Sitting /Dining Room

27' 1" x 14' 3" (8.25m x 4.34m) Max

Sitting Area - Understairs storage cupboard with sensor light. Radiator, inset spotlights and UPVC double glazed window to front.

Dining Area - Radiator and UPVC double glazed bi folding doors to rear garden. Door to Kitchen.

### Kitchen

10' 4" x 8' 5" (3.15m x 2.57m) Max

Fitted with a contemporary range of dove grey, gloss wall and base units with square edge worksurfaces over. Inset sink and drainer with flexi mixer tap, tiled splash backs, pelmet and plinth lighting. Built in electric double oven, induction hob and extractor. Integrated fridge, freezer and dishwasher. Upright radiator, tiled floor, inset spotlights and UPVC double glazed window to rear. Oak finished door to Rear Lobby.

### Rear Lobby

Automatic sensor lighting, radiator and tiled floor. Oak finished doors to Cloakroom and Garage. UPVC double glazed door to rear garden.

### Cloakroom

Automatic sensor lighting. Fitted with a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, tiled floor and UPVC double glazed window to rear.

### First Floor Landing

Loft access with ladders, boarding and light. Airing cupboard housing 'Worcester' combi boiler. Oak finished doors to all Bedrooms and family Bathroom.

### Bedroom 1

11' x 9' 4" (3.35m x 2.84m)

Built in double wardrobes. Radiator, inset spotlights and UPVC double glazed window to rear.

### Bedroom 2

9' 5" x 8' 3" (2.87m x 2.51m)

Built in double wardrobe. Radiator and UPVC double glazed window to front.

### Bedroom 3

10' 2" x 5' 6" min (3.10m x 1.68m min)

Large built in storage cupboard. Inset spotlight and pendant light. Radiator and UPVC double glazed window to front.

### Family Bathroom

Fully tiled and fitted with a white suite comprising; P-shaped panelled bath with thermostatically controlled rainfall and glazed screen over plus a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel, extractor, vinyl floor covering and UPVC double glazed window to rear.

### Frontage

The frontage is laid to Tarmac with block paved edgers providing driveway parking for three vehicles.

### Garage

Electric roller door to front. Pedestrian door to rear lobby.

### Rear Garden

Fully enclosed by timber panel, this delightful, landscaped garden enjoys privacy and a South facing aspect. An attractive paved patio leads to a level lawn flanked by sleeper edged borders. To the rear there is a composite decked area. Outside tap and light.

### Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: C

