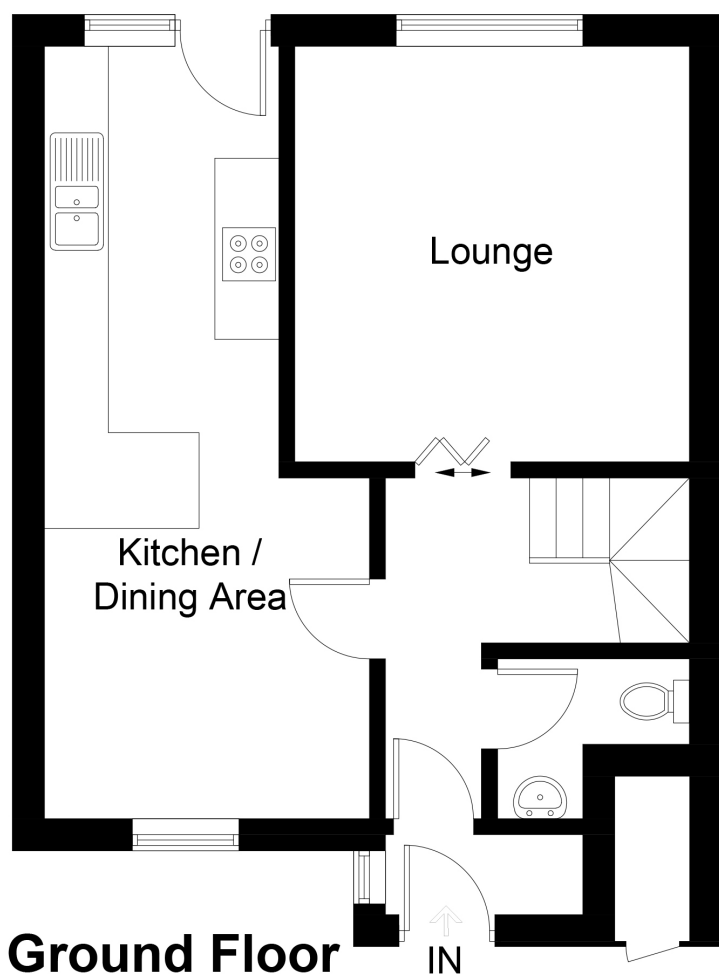


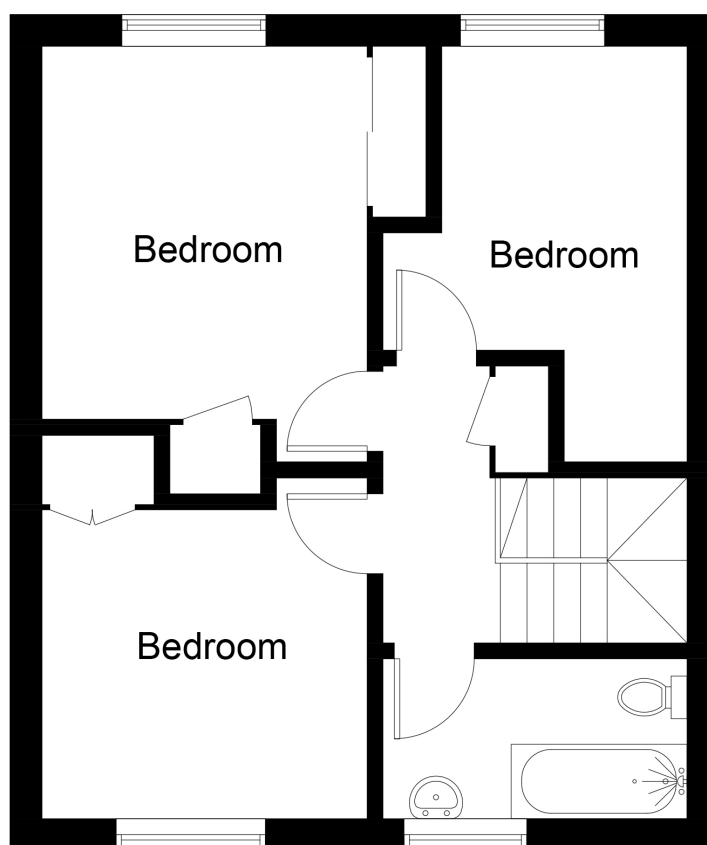


1 Elm Close

Approximate Gross Internal Area = 89.0 sq m / 958 sq ft
(Excluding External Store)



Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	66	78
EU Directive 2002/91/EC		

For illustrative purposes only. Not to scale. ID1210991
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



Step inside the front door of this deceptive three double bedroom home and you will be very pleasantly surprised. Located in a Cul de Sac position towards the Western side of town, this delightful home is presented in excellent condition with well planned and spacious accommodation which briefly comprises; Entrance Porch, Entrance Hall, Cloakroom, Kitchen/Dining Room, Sitting Room, three double Bedrooms and Family Bathroom. Outside there is driveway parking for three vehicles and a Garage with power connected, whilst to the rear, there are sizeable, enclosed West facing, mature Gardens. Viewing is essential to appreciate all that this deceptive home has to offer.

N.B. All of the windows were replaced last year and have the balance of a 10 year transferable guarantee.

ROOM DESCRIPTIONS

Entrance Porch Entered via UPVC double glazed door with glazed panel to side and window to front. Tiled floor. Composite double glazed door to Entrance Hall. Entrance Hall Stairs rising to first floor accommodation with useful storage area below. Cloakroom Fitted with a white suite comprising; pedestal wash basin and low level W.C.. Shelving, tiled floor and heated towel rail. UPVC double glazed window to front. Kitchen/Dining Room 24' 0" max x 10' 0" (7.32m x 3.05m) Dual aspect and fitted with a range of wall and base units with square edge work surfaces over forming a peninsular breakfast bar which separates the dining area. Inset one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric oven and hob with extractor over. Wall mounted combi boiler. Spaces for washing machine, dishwasher and fridge/freezer. Wood effect vinyl flooring and radiator. UPVC double glazed window to front and UPVC double window and door to rear. Sitting Room 12' 7" x 12' 3" (3.84m x 3.73m) Wall mounted electric fire. Radiator. UPVC double glazed picture window overlooking rear garden. Landing Large airing with access to partially boarded loft. Doors to all Bedrooms and Family Bathroom. Bedroom 1 11' 7" x 9' 11" (3.53m x 3.02m) Built in double wardrobes plus further walk in storage cupboard. Radiator and UPVC double glazed window to rear. Bedroom 2 10' 2" x 9' 5" (3.10m x 2.87m) Built in double wardrobe. Radiator and UPVC double glazed window to front. Bedroom 3 9' 7" x 9' 5" (2.92m x 2.87m) Recess for wardrobe. Radiator and UPVC double glazed window to rear. Family Bathroom Fully tiled and fitted with a white suit comprising; panelled bath with thermostatically controlled, mains fed shower over, pedestal wash basin and low level W.C. Heated towel rail, vinyl flooring and extractor. UPVC double glazed to front.	Frontage Parking for two cars in front of the property and a further space in front of the garage. Storage cupboard to the front of the property with power and cold water tap connected. Outside lighting. Garage Up and over door to the front and UPVC pedestrian door to rear. Power connected. Rear Garden Fully enclosed by timber panel fencing, the garden is laid to an attractive paved patio and lawn with mature borders. Private and West facing, the garden also features a brick built BBQ, preparation area and Belfast sink, a timber shed, outside sockets and tap. There is fitted in ground trampoline which can be removed if required. Tenure & Council Tax Tenure: Freehold Council Tax Band: B	
--	--	--