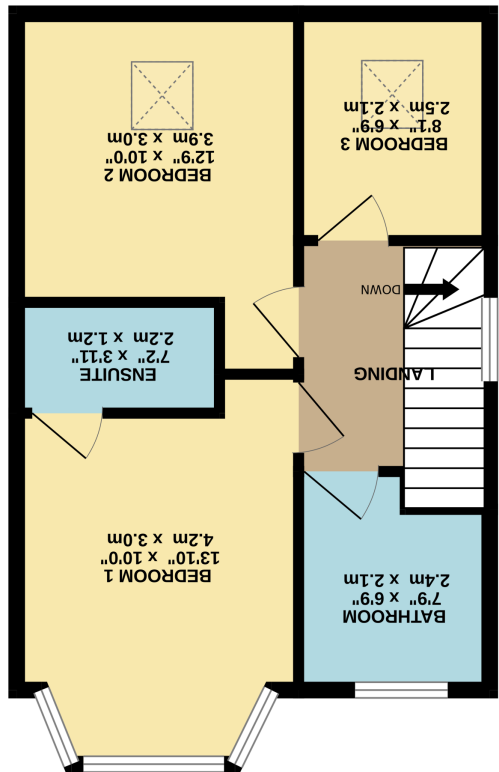
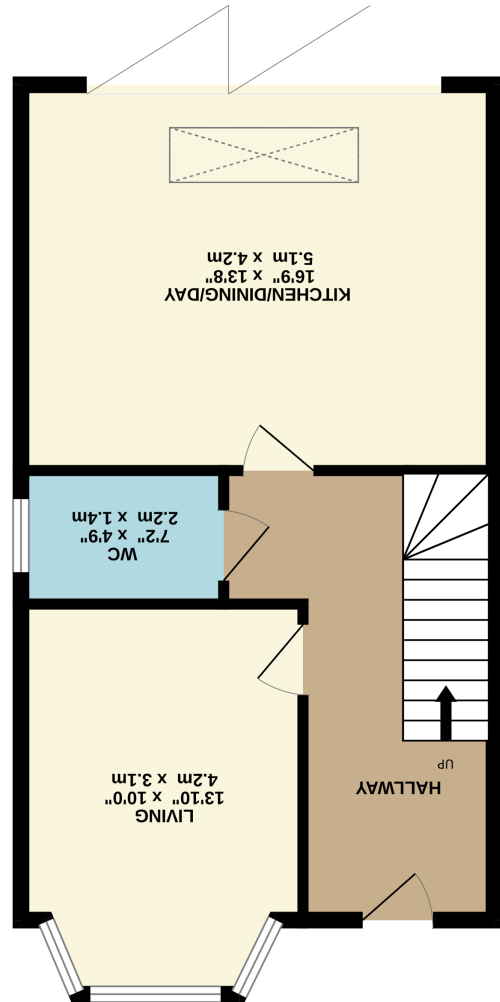


Energy Efficiency Rating		
Potential	Current	
95	84	
Very energy efficient - lower running costs		
A	(92+)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



1ST FLOOR  
421 sq.ft. (39.1 sq.m.) approx.



GROUND FLOOR  
516 sq.ft. (47.9 sq.m.) approx.

TOTAL FLOOR AREA : 937 sq.ft. (87.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximately taken for any error.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Entrance

Viafront aspect double glazed door through to the Entrance Hall.

### Entrance Hall

Stairs leading to the first floor accommodation, Herringbone LVT flooring, power points, radiator with radiator cover, door to a Ground Floor WC, door to an under stairs storage cupboard housing a wall mounted consumer unit.

### Ground Floor WC

Close coupled WC, wall mounted wash hand basin, tiled splash back, pillar taps, chrome heated towel rail, side aspect double glazed window, extractor, ceiling light point, smooth plastered ceiling, continuation of Herringbone LVT flooring.

### Living Room

4.23m x 3.04m (13' 11" x 10' 0") Max into bay. Front aspect double glazed bay window with fitted shutters, smooth plastered ceiling, ceiling light point, power points, TV point, radiator.

### Dining Room/Kitchen

5.14m x 4.16m (16' 10" x 13' 8") A very impressive and spacious room running the full width of the property, continuation of Herringbone LVT flooring, radiator, smooth plastered ceiling, inset to ceiling spot lights, atrium, circular electric fire, rear aspect bi-folding double glazed doors giving access through to the Rear Garden.

Kitchen Area: A range of matching wall mounted and base units with work surfaces over, Bosch induction hob with stainless steel extractor hood over, integrated twin Bosch ovens, integrated fridge freezer, integrated washing machine, integrated full width dishwasher, composite sink unit with mixer tap, power points.

### First Floor Landing

Side aspect double glazed window, hatch providing access through to the loft space, smooth plastered ceiling, ceiling light point.

### Bedroom One

3.06m x 3.00m (10' 0" x 9' 10") Front aspect double glazed bay window, power points, smooth plastered ceiling, ceiling light point, radiator, door to En-Suite.

### En-Suite

Luxury En-Suite comprising of an oversized tiled shower cubicle with thermostatic shower unit, additional overhead shower, wall mounted wash hand basin with mixer tap, tiled splash back, drawer unit beneath, close coupled WC chrome heated towel rail, side aspect double glazed window, smooth plastered ceiling, inset to ceiling spot lights, extractor.

### Bedroom Two

3.92m x 3.06m (12' 10" x 10' 0") Max. Double glazed Velux window, smooth plastered ceiling, part sloped ceiling, ceiling light point, power points.

### Bedroom Three

2.49m x 1.94m (8' 2" x 6' 4") A good sized third Bedroom, rear aspect double glazed Velux window, power points, TV point, radiator.

### Bathroom

Luxury contemporary suite comprising of a wash hand basin with mixer tap, tiled splash back, cupboard beneath, close coupled WC, panelled bath with tiled surround, thermostatic shower unit with additional overhead shower, smooth plastered ceiling, inset to ceiling spot lights, extractor, front aspect double glazed window with fitted shutters.

### Rear Garden

Paved patio area, predominately laid to lawn, enclosed by fencing, summer house to the corner of the Rear Garden to remain - of composite construction and double opening doors, power and light and two outside lights, timber framed shed to remain.

### Front Garden

Section of lawn, brick paved pathway leading to the front door, low level wall, brick paved driveway providing off road parking for several vehicles leading all the way down one side of the property, double opening timber framed gates leading through to the Rear Garden, provision for electric car charger.

### Agents Note

Under the 1979 Estate Agents act we have to declare a connected person.



PLEASE NOTE: The measurements that have been quoted are approximate and strictly for guidance only. All fittings, fixtures, services and appliances have not been tested and no guarantee can be given that they are in working order. The particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. The images displayed are for information purposes only and it cannot be inferred that any item shown will be included in the property.

