



| Energy Efficiency Rating | | Current | Potential |
|---|---|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | 93 | 95 |
| (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 | | | |

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1202677

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free

Viewing by appointment only

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EPC Rating A Sympathetically extended and arranged over 3 floors this 4 bedroom semi-detached home is offered in superb condition throughout and boasts allocated off road parking for 3 cars.

- EPC A Rated Property
- Open Kitchen/Living/Dining with french doors onto rear garden
- Master bedroom with en-suite shower room
- Extended to provide 2nd floor with Bedroom 2 and bathroom
- South facing rear garden with timber summer house
- Solar Panels generate approx. £600 per annum
- Quiet cul de sac location and well regarded local schools

GROUND FLOOR

Entrance Hall

Wood effect flooring. Stairs rising to first floor. Radiator. Doors leading to cloakroom and living room.

Cloakroom

Obscure double glazed window to front. Suite comprising low level flush wc and pedestal mounted wash hand basin with splashbacks. Radiator. Ceramic tiled floor.

Living Room/Diner

16' 10" x 15' 6" (5.13m x 4.72m) Double glazed French doors opening onto rear garden. Wood effect flooring. Radiator. Airing cupboard housing mega flo hot water tank. Open plan into kitchen.

Kitchen

8' 0" x 9' 5" (2.44m x 2.84m) Double glazed window to front. A range of base and wall mounted units with complementary work surfaces over and upstands. Inset stainless steel one & half bowl sink with drainer and swan neck mixer tap over. Built-in eye line electric oven and 4 ring gas hob with glass splash back and stainless steel extractor hood over. Integrated dishwasher, integrated fridge freezer and integrated washing machine. Ceramic tiled flooring. Wall mounted boiler enclosed in cupboard.

FIRST FLOOR

Landing

Doors into Bathroom, Bedroom 1, Bedroom 3 and 4. Stairs raising to second floor.

Bedroom 1

10' 2" x 12' 9" (3.10m x 3.89m) Double glazed window to front. Radiator. Door into:



En Suite Shower Room

Obscure double glazed window to front. Suite comprising pedestal mounted wash hand basin, low level flush wc and double shower cubicle. Chrome heated towel rail. Ceramic tiled flooring. Shaver point. Tiled splash backs. Extractor fan.

Bedroom 3

8' 10" x 10' 5" (2.69m x 3.15m) Double glazed window to rear. Radiator.

Bedroom 4

6' 3" x 10' 4" (1.96m x 3.15m) Double glazed window to rear. Radiator.

Bathroom

Obscure double glazed window to side. Three piece suite comprising panel enclosed bath with main shower over and glass side screen. Low level wc. Pedestal wash hand basin, tiled splashbacks. Ceramic tiled flooring. Heated towel rail. Extractor fan.

SECOND FLOOR

Landing

Doors into Bedroom 2 and Bathroom.

Bedroom 2

12' 2" x (15'3 into eaves storage) < 10' 2" (3.71m x 3.10m) Two Velux windows with roof top views. Wood effect flooring. Radiator. Large deep built-in wardrobe fitted with hanging rails with further eaves storage behind.

Bathroom

Suite comprising P shaped bath with shower attachment over. Low level wc, wash hand basin. Tiled splashbacks. Tiled flooring. Chrome heated towel rail. Extractor fan.

OUTSIDE

Rear Garden

Large Timber Summerhouse 14' 0" x 7' 6" (4.27m x 2.29m) Fitted with power and light. South facing laid mainly to artificial lawn with slate shingle border enclosed by sleeper. Remote controlled canopy. Raised decked patio area with feature lighting. Garden tap & electricity point. Gated access to side.

Front Garden

Pathway to front door. Slate shingle border to side.

Parking

Paved allocated off road parking to front of property for three cars on driveway, accessed via Harrow Way.

AGENTS NOTE: The sellers advises that the solar panels generate approx. £600 per annum. We advise any buyer to check this information with their legal representative prior to exchange of contracts.

PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES

