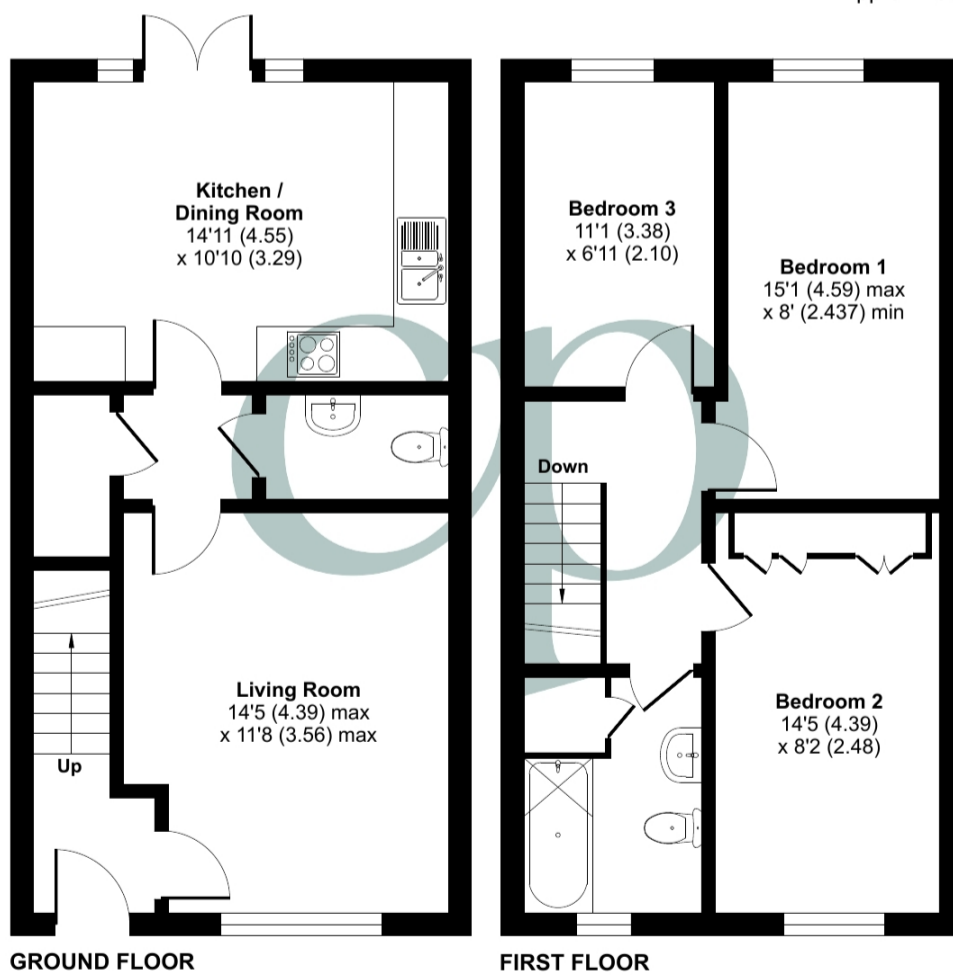




Approximate Area = 894 sq ft / 83.1 sq m  
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	84	
(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: 1208979

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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www.country-properties.co.uk



Built by Messrs Redrow Homes this well presented 3 bedroom home set in a cul de sac location is offered in excellent condition throughout. Just move in !

- 10 year structural defects warranty
- 14 ft stylish kitchen with double doors onto rear garden
- Allocated off road parking for 2 cars
- Well regarded local schools
- OFFERED WITH NO UPWARD CHAIN
- West facing rear garden

#### Ground Floor

##### Entrance Hall

Stairs rising to first floor. Radiator. Door into living room.

##### Living Room

15' 5" x 11' 8" (4.70m x 3.56m) Multi pane double glazed window to front aspect. Radiator. Door into inner lobby.

##### Inner Lobby

Storage cupboard. Door into Kitchen/Diner and Cloakroom.

##### Cloakroom

Pedestal wash hand basin. Low level wc. Radiator. Wood effect flooring.

##### Kitchen/Dining Room

14' 11" x 10' 10" (4.55m x 3.30m) A range of wall and base units fitted with complementary work surface over. Inset stainless steel sink and drainer fitted with mixer tap over. Built-in electric oven and gas hob with stainless steel splashback and extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Wood effect flooring. Double glazed doors leading into rear garden. Radiator.



#### First Floor

##### Landing

Loft access. Radiator. Doors into all bedrooms and bathroom.

##### Bedroom 1

15' 1" x 8' 0" (4.60m x 2.44m) Multi pane double glazed window to rear aspect. Radiator.

##### Bedroom 2

15' 5" x 8' 2" (4.70m x 2.49m) Multi pane double glazed window to front aspect. Radiator.

##### Bedroom 3

11' 1" x 6' 11" (3.38m x 2.11m) Multi pane double glazed window to rear aspect. Radiator.

##### Bathroom

Obscure double glazed window to front aspect. Three piece suite comprising fully enclosed bath with mains shower over and glass side screen. Low level wc. Pedestal wash hand basin. Shaver point. Radiator. Wood effect flooring. Shelved storage cupboard.

#### Outside

##### Front Garden

Paved pathway leading to front door. Shrub borders.

##### Rear Garden

Laid mainly to lawn. Timber shed (to remain). Gated access to front aspect.

##### Parking

Allocated parking for 2 cars.

