



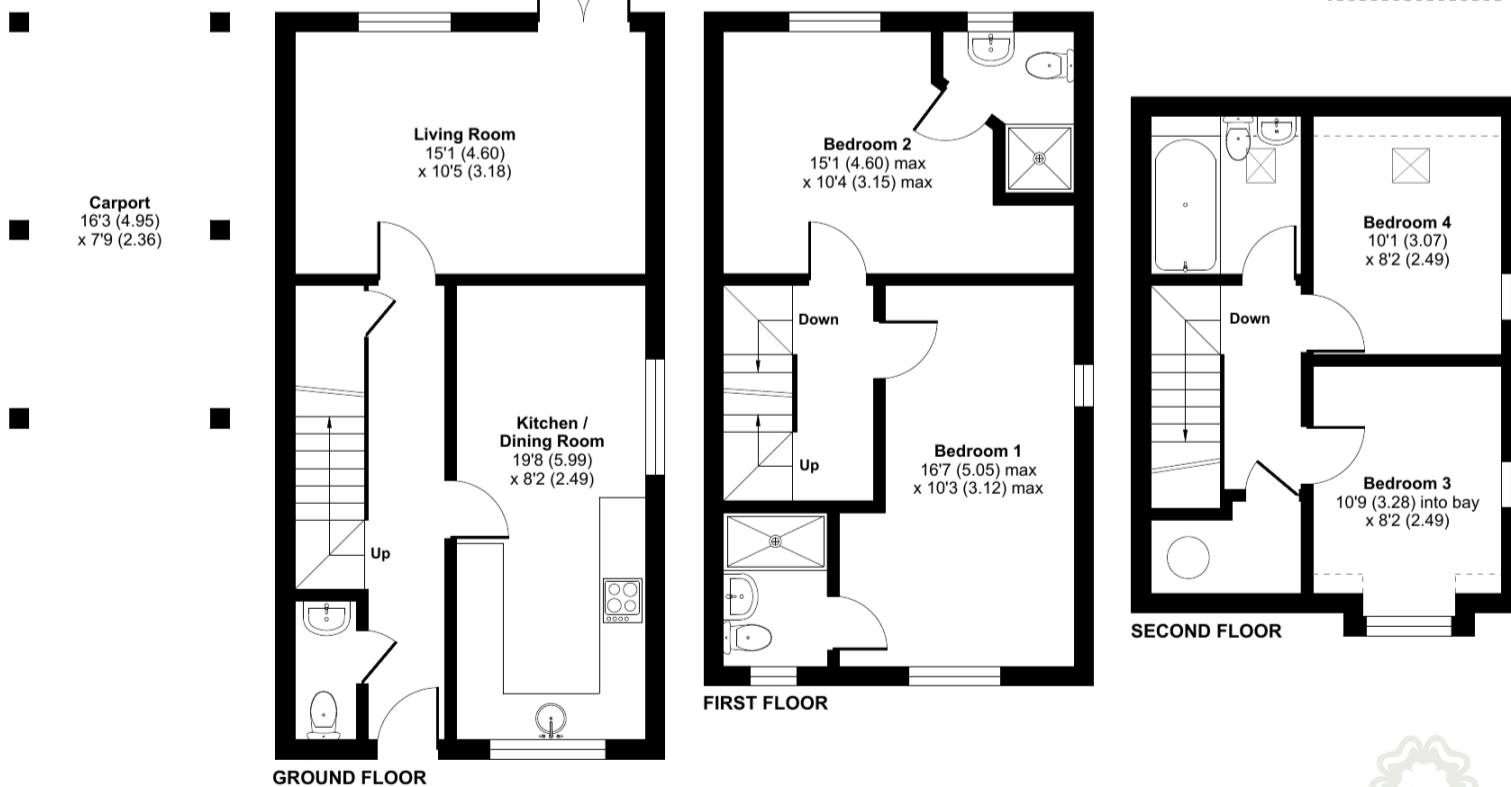
Approximate Area = 1183 sq ft / 109.9 sq m (excludes carport)
Limited Use Area(s) = 16 sq ft / 1.4 sq m
Total = 1199 sq ft / 111.3 sq m

For identification only - Not to scale



Denotes restricted head height

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	85	
(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			



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Country Properties. REF: 1057828



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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country properties

This 4 bedroom town house arranged over 3 floors with carport and off road parking for 3x cars offers spacious accommodation throughout and is presented in superb condition. Just move in!!

- Master and 2nd bedroom both with en-suites
- Carport and off road parking for 3 cars
- Just a short stroll to the recreation ground
- Well regarded local schools
- Stylish fully integrated kitchen
- Countryside walks on your doorstep - ideal for walking the dog!

Kitchen / Diner

5.99m x 2.49m (19' 8" x 8' 2")
Range of wall and base units with worksurfaces over and upstands. Inset stainless steel 1.5 sink and drainer unit with swan neck mixer tap over. Built in electric oven and grill. Gas hob with stainless steel splashback and stainless steel extractor hood over. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Multi-pane double-glazed window to front and side. Radiator.

Lounge

4.60m x 3.18m (15' 1" x 10' 5")
Double-glazed window to rear. Double-glazed double doors onto rear garden. Radiator.

FIRST FLOOR

Landing

Stairs raising to second floor. Doors to all rooms.

GROUND FLOOR

Entrance Hall

Doors in to cloakroom, kitchen/diner and lounge. Stairs raising to first floor. Under stairs storage cupboard. Radiator.

Coakroom

Low-level WC, pedestal wash hand basin with tiled splashback. Extractor fan.



Bedroom 1

5.05m x 3.12m (16' 7" x 10' 3")
Multi-pane double-glazed window to front and side. Radiator. Door to en-suite.

En-suite 1

Suite comprising shower cubicle, low-level WC and pedestal wash hand basin. Chrome heated towel rail. Extractor fan. Tiled splashback. Shaver point. Obscured multi-pane double-glazed window to front.

Bedroom 2

Double-glazed window to rear. Radiator. Door to en-suite.

En-suite 2

Suite comprising shower cubicle, low-level WC and pedestal wash hand basin. Chrome heated towel rail. Extractor fan. Tiled splashback. Shaver point. Obscured double-glazed window to rear.

SECOND FLOOR

Landing

Doors in to bedrooms 3, 4 and bathroom. Radiator. Storage cupboard with hot water tank and shelving.

Bedroom 3

3.28m x 2.49m (10' 9" x 8' 2")
Multi-paned double-glazed window to front and side. Radiator.

Bedroom 4

3.07m x 2.49m (10' 1" x 8' 2")
Multi-paned double-glazed window to side and Velux window to rear. Radiator.

Bathroom

Suite comprising panel enclosed bath with telephone shower mixer attachment, low-level WC and pedestal wash hand basin. Chrome heated towel rail. Velux window to rear. Shaver point. Extractor fan.

OUTSIDE

Rear Garden

Paved patio area. Laid mainly to lawn. Well stocked shower and shrub borders. Gated access to side. Water tap. Service light.

Front Garden

Paved driveway leading to carport with off road parking for three cars.

