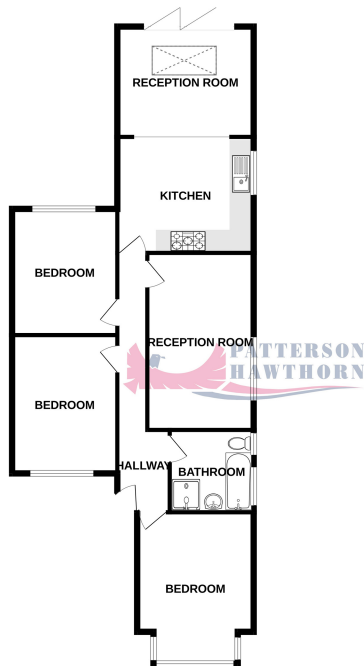


GROUND FLOOR  
970 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA: 970 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and supplies shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>65</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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**£490,000**

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- FINISHED TO AN EXCEPTIONAL STANDARD
- EXTENDED RECEPTION WITH LANTERN SKYLIGHT & BI-FOLDING DOORS
- TWO RECEPTIONS INCLUDING POTENTIAL FOURTH BEDROOM
- 90' REAR GARDEN WITH REPLACED FENCING



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## **GROUND FLOOR**

### **Front Entrance**

Via composite door, opening into:

### **Entrance Hall**

Loft hatch to ceiling, radiator, porcelain tiled flooring.

### **Kitchen**

4.04m x 3.31m (13' 3" x 10' 10"). Inset spotlights to ceiling, double glazed windows to side, a range of integrated handled matching wall and base units, laminate work surfaces, inset butler-style sink and drainer with extendable mixer tap, washing machine, double cooker with six ring gas hob, tiled splash backs, radiator, porcelain tiled flooring with feature pattern to centre.

### **Reception Room One**

3.9m x 3.15m (12' 10" x 10' 4"). Inset spotlights to ceiling, lantern skylight window to ceiling, bi-folding doors to rear opening to rear garden, porcelain tiled flooring.

### **Reception Room Two**

5.06m x 3.04m (16' 7" x 10' 0"). Double glazed windows to side, radiator, laminate flooring.



### **Bedroom One**

4.32m x 3.33m (14' 2" x 10' 11"). Double glazed bay windows to front, additional double glazed windows to side, radiator, laminate flooring.

### **Bedroom Two**

3.95m x 3m (13' 0" x 9' 10"). Double glazed windows to front, radiator, high gloss laminate flooring.

### **Bedroom Three**

3.59m x 3m (11' 9" x 9' 10"). Double glazed windows to rear, radiator, laminate flooring.

### **Bathroom**

2.39m x 2.34m (7' 10" x 7' 8"). Opaque double glazed windows to side, panelled bath, low level flush WC, hand wash basin, shower cubicle, radiator, uPVC tiled walls, porcelain tiled flooring.



## **EXTERIOR**

### **Rear Garden**

Approximately 90' (max). Immediate raised decking, remainder laid to lawn, access to front via side hardstanding path through metal gates.

### **Front Exterior**

Paved giving off street parking and laid to lawn side garden.

