

Approximate Gross Internal Floor Area : 131.0 sq m / 1410.07 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating	
Potential	Current
England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A	(82+)
B	(81-91)
C	(69-80)
D	(55-68)
E	(39-54)
F	(21-38)
G	(1-20)
Not energy efficient - higher running costs	
74	
84	





**Description**  
GUIDE PRICE £500,000-£525,000



Truly stunning three double bedroom family home situated on the extremely sought after Poet Estate. The property benefits from two reception rooms, downstairs cloakroom, utility room, en suite to master , off road parking , Stunning kitchen/diner .Catchment area for Nobel

The property comprises of a spacious light and airy entrance hall, a generous size lounge with feature fire place and incorporated units, a fabulous modern fitted kitchen/diner with double oven and extractor, integrated appliances, butcher block work tops with breakfast style bar/ island with incorporated storage and door to rear garden.



A separate utility with plumbing for washing machine and door to downstairs cloakroom. Adjacent to the kitchen is an additional reception room, currently being used as a dining room.

Upstairs are three double bedrooms, all benefiting from air-conditioning, master bedroom benefiting from en suite which is fully tiled, wash hand basin, walk in shower.



The main family bathroom has walk in shower, wash hand basin with incorporated and separate wc.

Other benefits include off road parking and a stunning rear garden, paved patio area and timber shed to rear.

