



Approx. Gross Area 1190 Sq.Ft - 110.6 Sq.M



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

For illustrative purposes only. Not to scale. ID335087

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
 Floor Plan Produced by EPC Provision Ltd



A superb four Bedroom detached family that offers well planned accommodation in a central location with easy access to the town centre, schools and public transport routes. Sensibly priced, the charming accommodation briefly comprises; Entrance Porch, Entrance Hall, Cloakroom, Kitchen/Breakfast Room, Utility Room, Sitting Room and Conservatory, four Bedroom and Family Shower Room. Outside there easily maintained Gardens to the front and rear and a Garage with power connected.



ROOM DESCRIPTIONS

Entrance Porch

Entered via UPVC double glazed door with UPVC double glazed windows to each side. Laminate flooring. Multi paned glazed door to Entrance Hall.

Entrance Hall

Stairs to first floor accommodation. Radiator and vinyl flooring. Doors to; Cloakroom, Kitchen/Breakfast Room and Sitting Room.

Cloakroom

Fitted with a white suite comprising; low level W.C. and vanity unit with inset basin. Radiator and UPVC double glazed window to front.

Kitchen/Breakfast Room

14' 9" x 13' 3" (4.50m x 4.04m)
Fitted with a range of wall and base units with roll edge work surfaces over. Inset stainless steel sink and drainer with mixer tap and tiled splashbacks. Built in electric double oven and hob with extractor over. Useful understairs storage cupboard. Built in seating area. Vinyl flooring. UPVC double glazed window to rear. Door to Utility Room.

Utility Room

Fitted with a range of wall and base units with wood effect work surfaces over. paces for washing machine, tumble dryer and fridge/freezer. Wall mounted 'Vaillant' combi UPVC double glazed door to rear.

Sitting Room

23' 0" x 11' 1" (7.01m x 3.38m)
Dual aspect with UPVC double glazed windows to front and French doors to Conservatory. Two radiators.

Conservatory

12' 2" x 10' 3" (3.71m x 3.12m)
Of dwarf wall and UPVC double glazed construction with wall lights and French doors to rear garden.

Landing

Loft access with ladders. Light in loft space. Doors to all Bedrooms and Family Shower Room.

Bedroom 1

11' 3" x 9' 1" (3.43m x 2.77m)
Fitted wardrobes. Radiator. UPVC double glazed window to front.

Bedroom 2

11' 3" x 8' 9" (3.43m x 2.67m)
Two built in storage cupboards. Radiator and UPVC double glazed window to front.

Bedroom 3

9' 8" x 8' 8" (2.95m x 2.64m)
Radiator and UPVC double glazed window to rear.

Bedroom 4

8' 7" x 6' 6" (2.62m x 1.98m)
Radiator and UPVC double glazed window to rear.

Shower Room

Tiled and fitted with a white suite comprising; large shower quadrant with thermostatic shower a range of vanity units with inset basin and concealed cistern low level W.C. Heated towel rail, extractor, vinyl flooring and UPVC double glazed window to rear.

Front Garden

Predominantly laid to lawn with path to front door.

Rear Garden

Fully enclosed by timber panel fencing with gated access to rear and laid to patio and lawn. Timber shed and outside tap. Access to rear of Garage.

Garage

Up and over door to the front and pedestrian door to rear. Power connected.

Tenure & Council Tax band

Tenure: Freehold
Council Tax Band: C

