



Total Area: 64.5 m² ... 695 ft²

Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	85
(69-80)	C	
(55-68)	D	70
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Located in a quiet Cul de Sac towards the Western edge of town, this immaculate two bedroom semi detached home is ideally placed for access to local shops, schools, public transport links and open countryside. Well maintained and stylishly presented throughout, this surprisingly spacious home offers fabulous living space which briefly comprises; Entrance Porch, Kitchen/Breakfast Room, Sitting Room and Conservatory/Dining Room, two Bedrooms and fully tiled Family Bathroom. Outside, there are well tended South facing Gardens to the rear and driveway parking for multiple vehicles to the front along with EV charging point.



ROOM DESCRIPTIONS

<p>Entrance Porch Entered via UPVC double glazed door with matching window to side. UPVC double glazed door to Kitchen. Laminate flooring.</p> <p>Kitchen/ Breakfast Room 12' 10" x 8' 8" (3.91m x 2.64m) Fitted with a range of wall and base units with marble effect work surfaces and peninsular breakfast bar. Inset stainless steel one and a half bowl sink and drainer with mixer tap and tiled splashbacks. Built in electric oven, electric hob and extractor fan. Spaces washing machine and fridge/freezer. Wall mounted "Worcester" combi boiler. Radiator and laminate flooring. UPVC double window to front.</p> <p>Sitting Room 12' 10" x 12' 10" (3.91m x 3.91m) Stairs rising to first floor accommodation. Radiator and laminate flooring. Opening to Conservatory/Dining Room.</p> <p>Conservatory/Dining Room 11' 0" x 9' 1" (3.35m x 2.77m) Of dwarf wall and UPVC double glazed construction under a tinted glazed roof with French doors to the rear Garden. Radiator and laminate flooring.</p> <p>Landing Loft access. Doors to both Bedrooms and Family Bathroom.</p> <p>Bedroom 1 12' 10" x 9' 5" (3.91m x 2.87m) Radiator. Two UPVC double glazed windows to front.</p> <p>Bedroom 2 8' 7" x 6' 4" (2.62m x 1.93m) Built in wardrobe with sliding doors. Radiator. UPVC double glazed window to front.</p> <p>Bathroom 6' 1" x 5' 7" (1.85m x 1.70m) Fully tiled and fitted with a white suite comprising; panelled bath with Triton electric shower over, vanity unit with inset basin and concealed cistern low level W.C. Heated towel rail and laminate flooring. UPVC double glazed window to front.</p> <p>Rear Garden Fully enclosed by timber panel fencing with gated access to front. Predominately laid to lawn with gravelled area to side. Timber shed.</p> <p>Front Garden EV charging point. Outside tap. Tarmac driveway provides parking for multiple vehicles.</p>	<p>Tenure & Council Tax Band Tenure: Freehold Council Tax Band: B</p>
---	--

