



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	82	
(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	



We are pleased to present to market this highly desirable and totally unique energy efficient detached SIPS house and home office. Offered for sale with no onward chain, this immaculate home boasts many energy saving features, to include; Triple glazing, air source heat pump, under floor heating and MVHR - mechanical ventilation heat recovery. The new owner will also benefit from renewable heat incentive payments until 2029. Located only minutes from the town centre with its array of shops, restaurants and cafes, schools and public transport links, this fabulous home enjoys an idyllic setting and and much privacy. Finished to a high standard, the spacious accommodation briefly comprises; Entrance Porch, Open Plan Kitchen/Dining Family Room, Sitting Room, Utility Room and Cloakroom, two DOUBLE Bedrooms and Bathroom. Outside, the mature wrap around Gardens are fully enclosed and entered via electronically controlled gates ensuring security and privacy. A spacious, fully insulated Home Office/Garden Room serves a variety of purposes and occupies a sheltered spot within the garden along with a Garage which serves as large storage area.

ROOM DESCRIPTIONS

Entrance Porch
Entered via composite glazed door with glazed window to side. Tile flooring, electrical consumer unit. Leads into Kitchen space.

Kitchen/Dining/Family Room
18' 10" x 16' 10" (5.74m x 5.13m) max.

Kitchen
Fitted with a range of wall and base units with granite work surfaces and upstands over. Central island houses underhung stainless steel sink with mixer tap, integral dishwasher and storage. Built in electric oven and induction hob. Space for American style fridge/freezer. Feature lighting over the island, spotlights and built in speaker system. Tiled floor. Multi aspect windows to front, side and rear and French doors opening on to the Garden. Feature Oak staircase to first floor accommodation.

Sitting Room
10' 8" x 10' 1" (3.25m x 3.07m)
Built in feature fireplace and flat screen TV. Tiled floor. Window to front. Door to Utility Room.

Utility Room
7' 2" x 5' 9" (2.18m x 1.75m)
Fitted with a range of base units with Granite work surfaces with inset Belfast sink, mixer tap and tiled splash backs. Space for washing machine and wall mounted MVHR unit/. Tiled floor and composite glazed door to Garden. Pocket sliding door to Cloakroom.

Cloakroom
5' 9" x 3' 0" (1.75m x 0.91m)
Fitted with a white suite comprising; vanity unit with inset basin and concealed cistern low level W.C. Extractor unit and tiled floor.

Landing
Approached from featured Oak staircase with Oak and glass balustrade. A 'Velux' window to the side allows a lot of natural light. Doors to both Bedrooms and Bathroom.

Bedroom 1
16' 10" x 13' 3" (5.13m x 4.04m)
A fabulous size room with lots of natural light. Attractive Bamboo flooring. French doors with glazed Juliet balcony and 'Velux' windows to front and rear aspect.

Bedroom 2
13' 2" x 15' 8" (4.01m x 4.78m)
A generous light and room with 'Velux' windows to front and rear window to side. Built in cupboard housing ventilation unit. Bamboo flooring.

Family Bathroom
6' 7" x 8' 0" (2.01m x 2.44m)
Fitted with a white suite to include custom built Japanese bathing tub with rainfall and hand held shower over, vanity unit with bamboo counter and mounted basin plus a further range of Quartz topped units providing storage and incorporating the concealed cistern low level W.C. Tiled floor, heated towel rail and 'Velux' window.

Outside
The glorious wrap around Gardens are entered via Cedar clad, electronically controlled gates over a Tarmac driveway leading a gravelled area which provides ample parking. Fully enclosed by timber panel fencing and natural hedging the gardens comprise areas of lawn, decking, Slate and gravel pathways and paved patio edged with mature borders especially planted to encourage a variety of wild life, particularly Bees and Butterflies. Outside tap and electrical sockets. A garage provides superb storage though it will not fit a vehicle.

Home Office
This delightful addition is fully insulated and benefits a good amount of natural light via a window to side and bi folding doors to the front. Fitted with plenty of electrical sockets, dimmer switch controlled lighting and Oak flooring. Good WIFI connection.

Tenure & Council Tax Band
Tenure: Freehold
Council Tax Band

