



Total Area: 99.9 m² ... 1076 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		88
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



This well presented, extended detached family home enjoys a desirable position in this popular, centrally located Cul de Sac providing easy to the town centre, schools, amenities and public transport links. Offered for sale with no onward chain, the well balanced accommodation briefly comprises; Entrance Porch, glorious, dual aspect open plan Living Room, Kitchen, three well balanced Bedrooms and family Bathroom. Outside, there are private, enclosed gardens to the rear with driveway and garage to the front.



ROOM DESCRIPTIONS

Entrance Porch

Entered via hardwood door. Door to Living Room.

Living Room

Dual aspect room with UPVC double glazed picture window to front and UPVC double glazed door to rear. Door to stairwell. Two radiators and laminate flooring. Door to Kitchen.

Kitchen

12' 9" x 10' 0" (3.89m x 3.05m)

Fitted with a range of wall and base units with roll over work surface over. Inset one and a half bowl stainless steel sink and drainer with mixer tap and tiled splashback. Gas cooker, and space for washing machine, tumble dryer, undercounter fridge and freezer. Under stair storage cupboard. Window and wood multi paned door to rear.

Converted Cloakroom

Currently a storage cupboard with plumbing for W.C.

First Floor Landing

UPVC double glazed window to side. Loft access with ladders. Airing cupboard housing "Vaillant" combi boiler. Doors to all Bedrooms and Family Bathroom.

Bedroom 1

14' 3" x 8' 11" (4.34m x 2.72m)

A range of fitted wardrobes. Laminate flooring. Radiator and UPVC double glazed window to front.

Bedroom 2

10' 3" x 8' 5" (3.12m x 2.57m)

Laminate flooring. Radiator and UPVC double glazed window to front.

Bedroom 3

9' 0" x 7' 6" (2.74m x 2.29m)

Laminate flooring. Radiator and UPVC double glazed window to rear.

Family Bathroom

Tiled and fitted with a white suite comprising; panel bath with electric shower and glazed screen over. Pedestal hand wash basin and low level W.C. Heated towel rail and UPVC double glazed window to rear.

Rear Garden

Good sized garden enclosed by timber panel fencing, mainly laid to lawn with borders of established shrubs and plants, patio area decked area, and side access leading to the front of the property.

Front Garden

Laid to lawn with driveway to Garage.

Garage

Up and over door. Power connected.

Tenure & Council Tax Band

Tenure: Freehold

Council Tax Band: D

