



- * Recently Renovated Extended Three Bedroom Detached House
- * Two Reception Rooms
 - * Garage
 - * Driveway
- * Centrally Heated
- * Double Glazed





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC		

Accommodation briefly comprises of:

Ground Floor:

Entrance hall - 4'7" x 4'5"
 Lounge - 24'4" x 9'3"
 Dining room
 Extended sitting room - 20'1" x 13'5"
 Kitchen - 12'4" x 8'5"
 Utility room - 7'2" x 5'3"
 W/C - 6'2" x 3'7"

First floor:

Bedroom one - 13'5" x 9'8"
 Walk in wardrobes
 En suite - 5'7" x 5'0"
 Bedroom two - 11'9" x 8'8"
 Bedroom three - 11'8" x 9'3"
 Bathroom - 6'1" x 6'6"

Exterior:

Front garden
 Rear garden with decked area

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