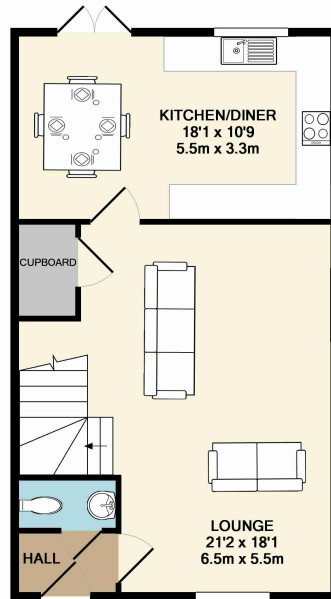


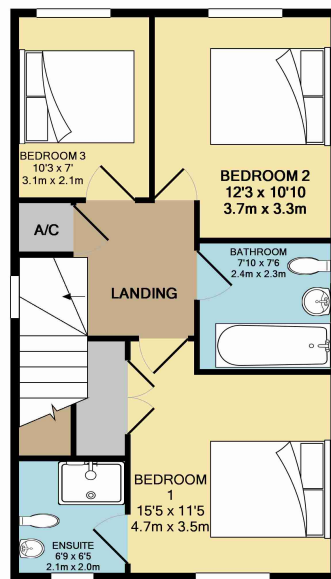


Situated in a cul-de-sac location and offering 1200 square foot of accommodation is this impressive three bedroom semi-detached home with a 21' lounge and a 18ft kitchen/diner. The property also boasts three double bedrooms, and en-suite, WC, bathroom and garage and parking to the rear.





GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ. FT.
(54.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 585 SQ. FT.
(54.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1170 SQ.FT. (108.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Situated in a cul-de-sac location and offering 1200 square foot of accommodation is this impressive three bedroom semi-detached home with a 21' lounge and a 18ft kitchen/diner. The property also boasts three double bedrooms, and en-suite, WC, bathroom and garage and parking to the rear.

Entrance hall: Tiled flooring, doors to WC and lounge.

WC: Wash hand basin, WC, radiator, tiled flooring, part tiled walls.

Lounge: 21'2" x 18'1" measured into stairs reducing to 15'4" Double glazed window to front and side, radiators, stairs to first floor, built in under stair storage cupboard, door to kitchen/diner.

Kitchen/diner: 10'9" x 18'1" Comprising of a one and a quarter bowl ink unit inset into a roll edged work surface, matching range of base and wall units, integral hob, oven and extractor hood, space for appliances, part tiled walls, tiled flooring to kitchen area, double glazed window and French doors to rear garden.

Landing: Stairs to ground floor, airing cupboard, loft access.

Bedroom 1: 15'5" reducing to 12' x 11'5" Double glazed window to front, radiator, built in double wardrobe.

En-suite: Double shower cubicle, wash hand basin, WC, radiator, part tiled walls, extractor fan.

Bedroom 2: 10'10" x 12'3" Double glazed window to rear, radiator.

Bedroom 3: 10'3" x 7' Double glazed window to rear, radiator.

Bathroom/WC: Panelled bath with mixer taps, wash hand basin, WC, part tiled walls, double glazed window to side.

Outside:

Front – The front garden is laid to synthetic lawn.

Rear – 33' x 22' The rear garden laid to synthetic lawn with a pathway to a gate to the rear leading to a garage and parking. The remainder of the rear garden is laid to decking and is enclosed by fencing.

Parking: The parking is provided to the rear of the property with a garage and a parking space. The parking area is accessed via a separate vehicle access off Dryvers Close.

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