





- * FOUR BEDROOM DETACHED HOUSE
- * THREE RECEPTION ROOMS
- * TWO BATHROOMS
- * FRONT & REAR GARDENS
- * DETACHED BRICK GARAGE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(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		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC 		

Substantial four bedroom detached house in a generous garden plot with a detached brick garage.

The accommodation benefits from three reception rooms, two bathrooms, ground floor WC, utility room & a breakfast kitchen with rayburn oven. Wooden floors in the majority of the rooms.

Ground Floor:

Entrance Porch - Wooden floor
 Ground Floor WC
 Dining Hall - with galleried landing - 16'6" x 14'9"
 Lounge - Brick Fireplace - 13'4" x 13'3"
 Sitting Room - 12'3" x 12'
 Breakfast Kitchen - 15'7" x 15'

First Floor:

Galleried Landing
 Master Bedroom with En-Suite - 13'4" x 13'3"
 Bathroom -
 Bedroom Two - 15'7" x 8'7"
 Bedroom Three
 Bedroom Four - 9' x 9'7"
 Master Bathroom - 9'3" x 8'4"

Exterior:

Front Garden - Lawn, Drive for several cars
 Rear Garden - Lawn to the back boundary fence

Detached brick garage

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.