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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Misrepresentation Act 1967 and Consumer Protection Regulation

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A well-presented and versatile four-bedroom family home offering generous living accommodation throughout. Fantastic central location. The property benefits from a spacious living room with dual aspect UPVC windows, a modern kitchen/breakfast room with integrated appliances and French doors opening to the rear garden, along with a useful ground floor WC.

To the first floor are four well-proportioned bedrooms and a family bathroom. Externally, the property enjoys a rear garden laid mainly to lawn with a paved patio area, a garage with light and power and a newly laid resin driveway providing off-road parking.

Early viewing is highly recommended.

Entrance Hall
Composite internal doors, staircase rising to the first floor and a radiator.

Living Room 20'10 x 11'10
Light and power, electric fire, UPVC windows to both the front and rear elevations and two radiators.

Kitchen / Breakfast Room
Breakfast Area: 19'3 x 8'10
Double radiator and UPVC window. French doors leading through to the hall.

Kitchen Area: 11'7 x 7'9
A range of fitted units with round edged worktops.
Integrated fridge, stainless steel electric hob, stainless steel electric fan assisted double oven, stainless steel four ring gas hob and dishwasher.
UPVC window, UPVC French doors opening to the rear garden and a door providing internal access to the garage.

Separate WC
Low flush WC, wash hand basin set within a vanity unit, radiator and UPVC window.

First Floor Landing
Radiator, UPVC window and linen cupboard housing the Vaillant combination boiler.

Bedroom One: 12'2 x 11'5
UPVC window, double radiator and fitted wardrobes along one wall.

Bathroom:
Panelled bath, shower with screen, wash hand basin set within a vanity unit and low flush WC. UPVC window, extractor fan and radiator.

Bedroom Two: 12'1 x 9'
UPVC window and double radiator, fitted double wardrobes.

Bedroom Three: 12'0 x 9'
UPVC window and double radiator, door to small wardrobe.

Bedroom Four: 12'2 x 6'6
UPVC window and radiator.

Outside: Rear garden laid mainly to lawn with a paved patio area.

Garage: 16'8 x 14'
Plumbing for washing machine, light and power, electric roller up-and-over door and UPVC service door to the rear garden.

Driveway: New resin driveway providing off-road parking.