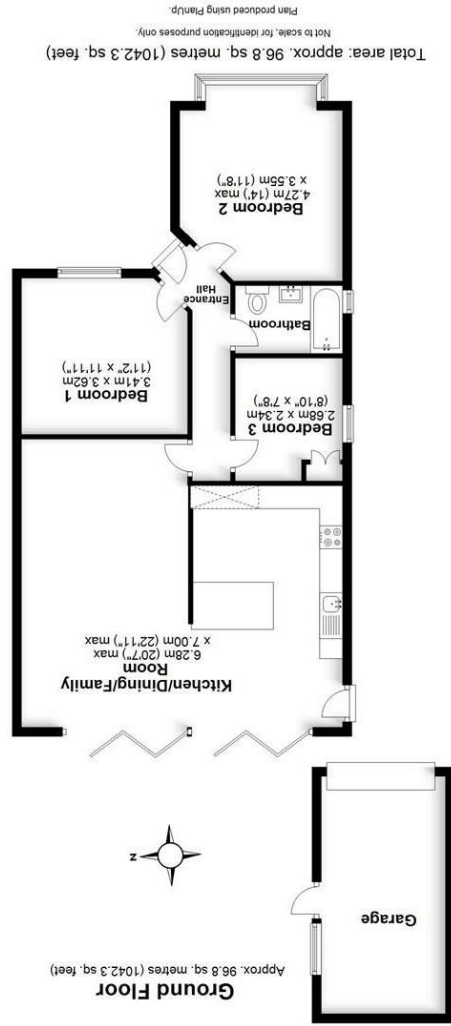


England & Wales		EU Directive 2002/91/EC
Potential	Current	
Not environmentally friendly - higher CO ₂ emissions Very environmentally friendly - lower CO ₂ emissions		
		(1-20) G
		(21-38) F
		(39-54) E
		(55-68) D
		(69-80) C
		(81-91) B
		(92 plus) A
		54
		69

Environmental Impact (CO₂) Rating

England & Wales		EU Directive 2002/91/EC
Potential	Current	
Not energy efficient - higher running costs Very energy efficient - lower running costs		
		(1-20) G
		(21-38) F
		(39-54) E
		(55-68) D
		(69-80) C
		(81-91) B
		(92 plus) A
		61
		75

Energy Efficiency Rating





Entrance hallway

UPVC front door. Engineered Oak flooring. Doors to:

Living room/ Kitchen

A fantastic open plan room with bi-fold doors to the patio and garden beyond. Engineered Oak flooring. Stunning range of wall and base mounted high gloss units with Corian work surfaces over and complimentary glass upstands. Integrated Electrolux appliances to include oven, induction hob, extractor, microwave and dish washer. Further personal door to side.

Bedroom One

Double glazed window to front. Radiators. Engineered Oak flooring.

Bedroom Two

Double glazed bay window to front. Radiator. Engineered Oak flooring.

Bedroom Three

Double glazed window to side. Radiator. Engineered Oak flooring. Cupboard housing gas boiler. Access to insulated loft space.

Bathroom

Frosted double glazed window to side. Modern suite in white comprising panelled bath with rainfall shower over and glazed shower screen. Low level WC. Vanity unit with inset basin. Radiator. part tiling to splashbacks.

Rear Garden

Large patio leading to a lawned area with fencing to boundaries and personal gate giving access to the park to the rear. Access to front via side.

Garage

Detached garage with light and power plus plumbing for washing machine. Personal door to side.

Front Garden

Laid mainly to lawn with pathway to front door and driveway with parking for several cars leading to the garage.

