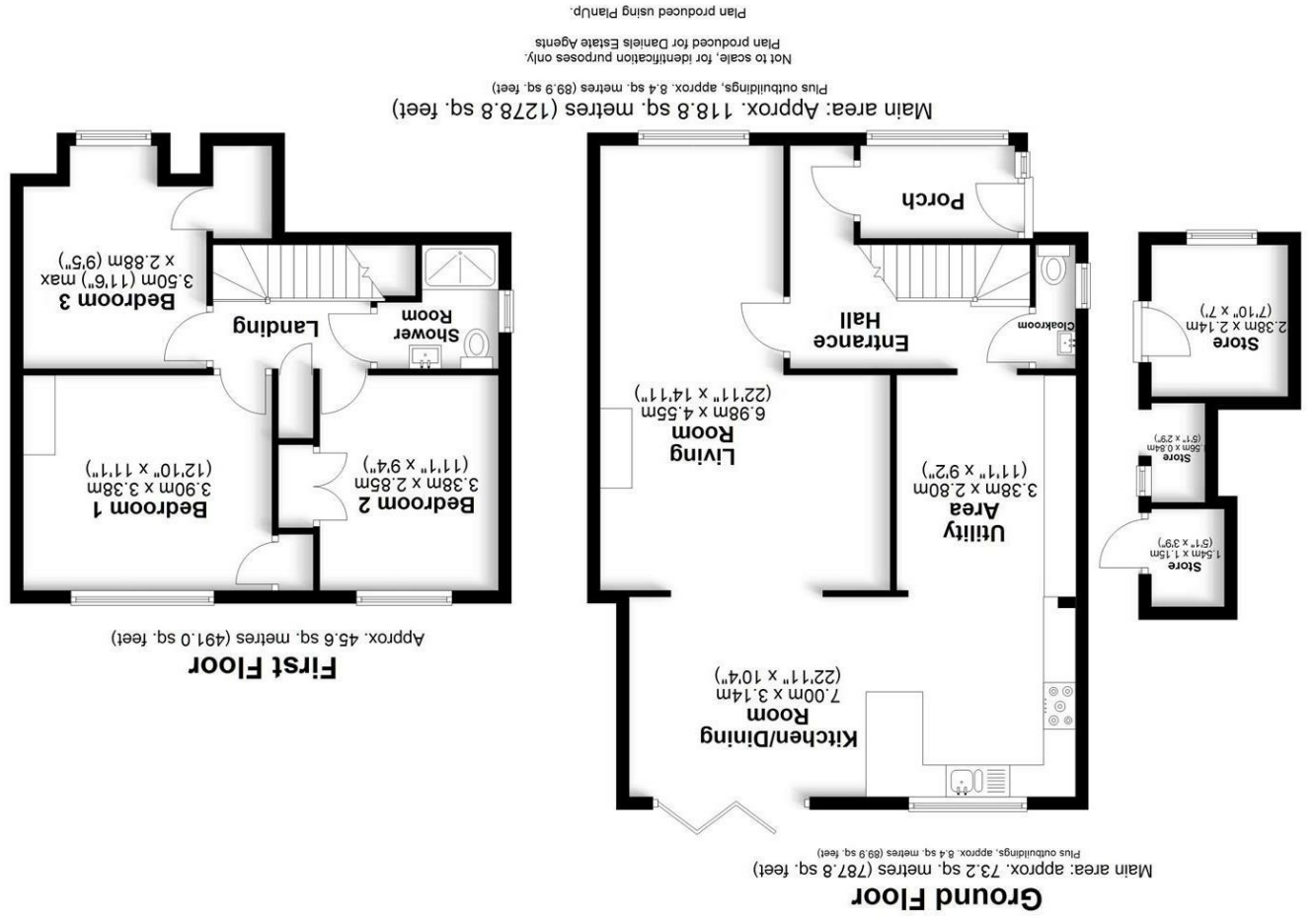


England & Wales		EU Directive 2002/91/EC
Potential	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	Not environmentally friendly - higher CO ₂ emissions	(1-20) G
Current	Very energy efficient - lower running costs	(81-91) B
	Not energy efficient - higher running costs	(21-38) F
Energy Efficiency Rating		69
Environmental Impact (CO ₂) Rating		73





Entrance Porch

Double glazed door and windows to front.

Entrance Hallway

Stairs to first floor. Wood effect LVP flooring. Doors to:

Living Room

Feature fireplace with tiled hearth and wooden mantle. Wood effect LVP flooring. Double glazed window. Radiators.

Kitchen/Diner

Re-fitted with an excellent range of wall and base mounted units with Quartz work surfaces over. Inset sink unit with swan neck mixer tap over. Rangemaster range cooker with matching Rangemaster extractor over. Integrated Bosch dishwasher. Integrated washing machine. Freestanding fridge/freezer. Three Velux rooflights. Double glazed bi-fold doors to rear. Double glazed window to rear. Metro tiling to upstands. Peninsular breakfast bar. Wood effect LVP flooring. Downlighters.

Utility Area

Wood effect LVP flooring.

Cloakroom

Double glazed window to side. Low level WC and wash hand basin. Radiator.

Landing

Access to insulated loft space. Built-in storage cupboard. Doors to:

Bedroom One

Double glazed window to rear. Built-in storage cupboard. Radiator.

Bedroom Two

Double glazed window to rear. Built-in storage cupboard. Radiator.

Bedroom Three

Double glazed window to front. Radiator.

Bathroom

Double shower cubicle with glazed screen and thermostatic shower. Chrome heated towel rail. Extractor fan. Downlighters. Metro tiling. Double glazed window to side. Downlighters.

Store Rooms

Two enclosed secure store rooms and further open store room. Double glazed window to front. Door to front.

Front

Resin driveway with parking for two cars.

Rear Garden

Patio area with extensive lawned area, mature trees and shrubs. Fenced to boundaries. Further patio area.

