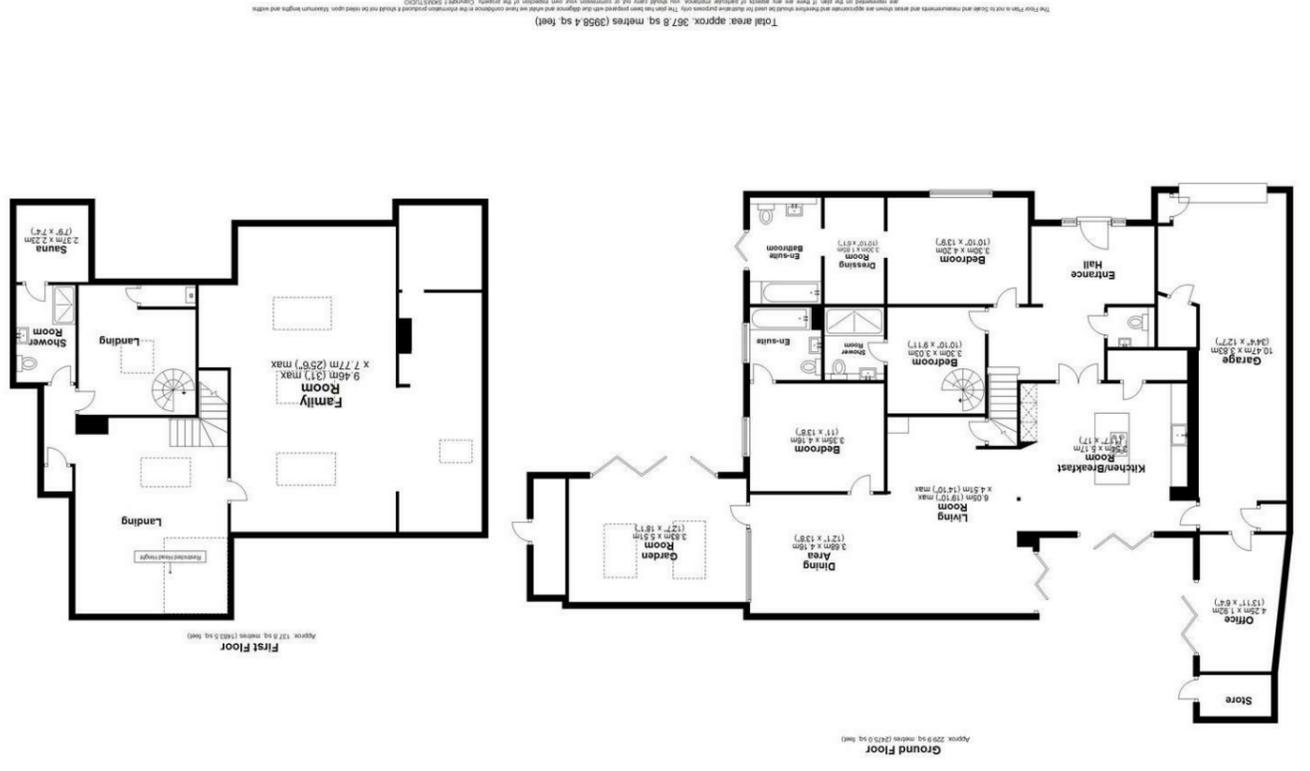


England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A	Very energy efficient - lower running costs	(1-20) G
	(81-91) B		(21-38) F
	(69-80) C		(39-54) E
	(55-68) D		(55-68) D
	(39-54) E		(69-80) C
	(21-38) F		(81-91) B
	(1-20) G		(92 plus) A
Potential	Current	Potential	Current
Environmental Impact (CO <sub>2</sub> ) Rating		Energy Efficiency Rating	
		76 → 79	





### Reception hallway

A substantial contemporary chalet style home offering three bedrooms, all with en-suites, four reception rooms and a double depth garage on a corner plot in Park Street to the south of the City centre. The property offers a host of additional features including a luxury kitchen with integrated Miele appliances, a sauna, hot tub and car port. Chain free sale. Please contact Daniels for further details.

### Cloakroom

### Luxury kitchen with integrated Miele appliances

### Bedroom with dressing area and en-suite bathroom

### Bedroom with mezzanine area and en-suite shower

### Further bedroom with en-suite

### Living room with log burner and galleried landing

### Dining area

### Garden room with bi-fold doors

### Home office

### Reception galleried landing

### Huge first floor family/entertaining room

### Sauna

### Shower room

### Low Maintenance Garden

### Driveway with ample parking and car port

### EV charging point

