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Prices from £270,000

- Semi Detached House
- Four Bedrooms
- Master Bedroom With En-Suite
- Kitchen/dining Room
- Cloakroom & Utility
- Single Garage





## Property description

This attractive home has a delightful kitchen/dining room with French doors to the garden whilst the generous living room with feature Bay windows is the perfect place to relax. The ground floor also provides a useful utility and WC. The first floor presents two double bedrooms, one en suite and a family bathroom. Upstairs, you'll find a double and single bedroom and useful shower room.

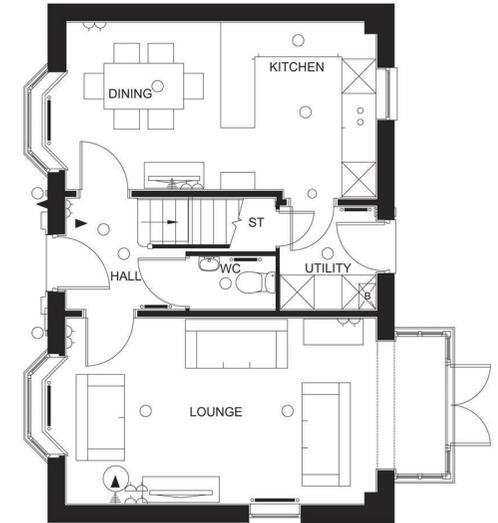
## Accommodation

LOUNGE	3.28m x 5.79m (10'9 x 19'0)
KITCHEN	3.10m x 2.36m (10'2 x 7'9)
DINING ROOM	4.19m x 3.40m (13'9 x 11'2)
UTILITY	1.83m x 1.70m (6'0 x 5'7)
SEPARATE WC	0.94m x 1.52m (3'1 x 5'0)
BEDROOM ONE	3.20m x 3.48m (10'6 x 11'5)
DRESSING ROOM	1.98m x 2.34m (6'6 x 7'8)
EN SUITE	2.24m x 1.45m (7'4 x 4'9)
BEDROOM TWO	3.40m x 3.00m (11'2 x 9'10)
BATHROOM	1.73m x 2.03m (5'8 x 6'8)
BEDROOM THREE	4.29m x 3.00m (14'1 x 9'10)
BEDROOM FOUR	2.29m x 3.48m (7'6 x 11'5)
SHOWER ROOM	1.22m x 1.63m (4'0 x 5'4)

### New Homes

The measurements quoted on these details have been taken from builders drawings and are likely to vary between individual houses. We will make random checks of completed properties but recommend that you satisfy yourself as regards actual room sizes before entering a legal commitment to purchase.

## Floor plan



Tenure: Freehold

## EPC

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Please note that our room sizes are quoted in metres to the nearest one tenth of a metre on a wall-to-wall basis. We have not tested the services, equipment or appliances in this property; also, please note that any fixture, fitting or apparatus not specifically referred to in these details, is not included in the sale, even if they appear in any internal photographs. You are advised to commission appropriate investigations and ensure your solicitor verifies what is included in the sale, before entering a legal commitment to purchase. While we make our sales details accurate and reliable, D B Roberts & Partners does not give, nor does any officer or employee have authority to give, any warranty, as to the accuracy of any statement, written, verbal or visual. You should not rely on any information contained in these details when deciding whether to view or purchase.