



 4
Bedrooms

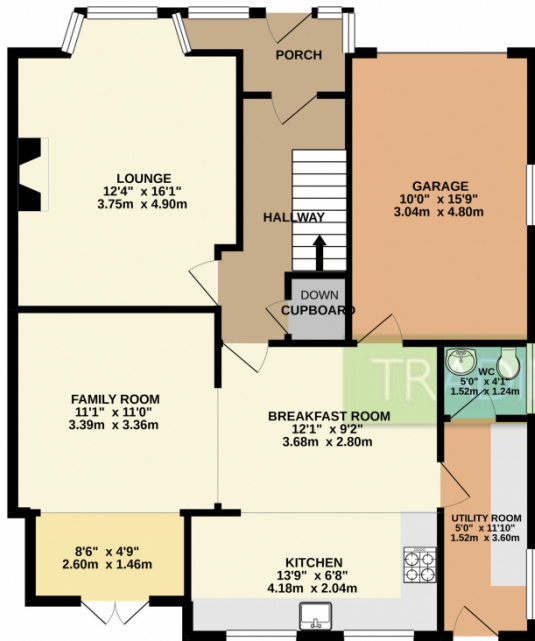
 2
Bathrooms



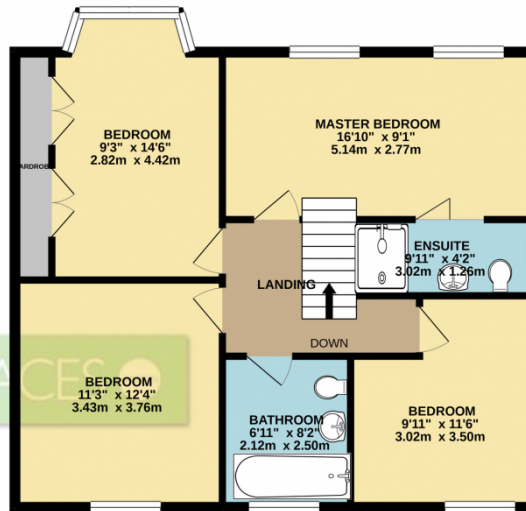


TRADING PLACES are pleased to have available this beautifully presented extended 1600SQFT FOUR BEDROOM/TWO BATHROOM WITH AN IMPRESSIVE OPEN PLAN BREAKFAST KITCHEN/ semi-detached property which benefits from UPVC double glazed windows and gas central heating. The accommodation briefly comprises of an Entrance Hallway, Living Room with wood burner and an impressive open plan Kitchen / Diner / Living Area to the rear of the property with French doors opening to the rear garden. There is the also the added benefit of a Utility Room, Downstairs WC and an Integral Garage to the ground floor. To the first floor there are Four Double Bedrooms and a modern Family Bathroom as well as an En-suite Shower Room to the Master Bedroom. Externally, to the front there is a paved driveway providing off road parking. To the rear of the property, there is a fully enclosed garden mostly laid to lawn with a paved and a raised decked patio area.

GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.



1ST FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 1602 sq.ft. (148.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

