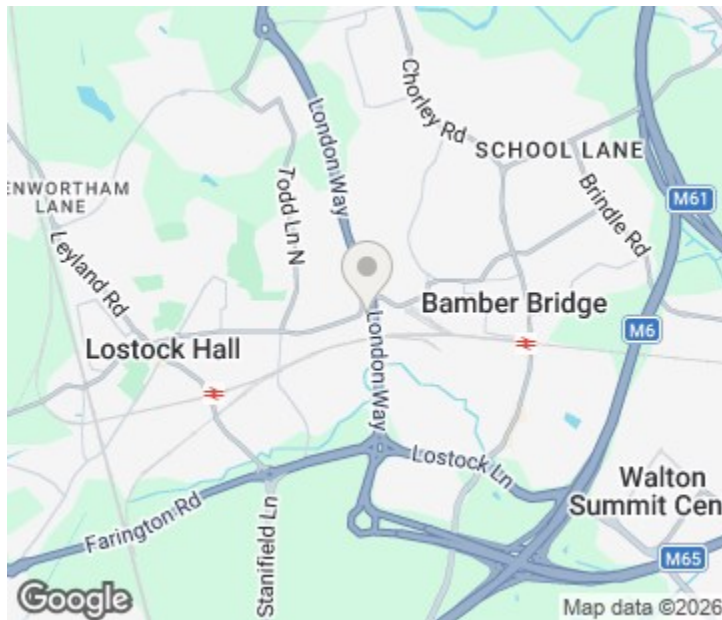


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-90) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		69	78	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>	
England & Wales EU Directive 2002/91/EC 				England & Wales EU Directive 2002/91/EC 	

**Offers Over £319,950**

Upon entering the home, you are welcomed into the entrance hall which opens into a spacious reception hall with the staircase positioned directly ahead and a convenient WC tucked neatly beneath. To the front of the property sits the inviting lounge, featuring a beautiful bay-fronted window that fills the space with natural light. The ground floor has been designed with modern family living in mind, offering a predominately open plan layout that flows seamlessly from the lounge into the generous dining area and onwards into the newly fitted kitchen. This sociable arrangement creates a fantastic environment for entertaining guests or spending time with family, with direct access out to the rear garden further enhancing the practicality and appeal of the space.

