

## SUMMARY

Modern Detached

4 Bedrooms

Modern Kitchen

Gas Central Heating

Double Glazing

Large Garden

Garage

Conservatory



## MAIN ADVERT

A spacious four bedroomed detached house offering superb family accommodation within close proximity to local amenities, schooling, transport links and the town centre. This modern property with contemporary design includes double glazed windows, TV and telephone points and gas central heating. The accommodation comprises an entrance hall with stairs to the first floor landing, lounge with feature fireplace, dining area, impressive modern kitchen overlooking the rear garden. To the first floor there is a family bathroom with a four piece modern suite and four double bedrooms, one with ensuite. Externally there is an attached single garage with up and over remote controlled roller door and a driveway with ample space for off street parking. To the rear of the property there is a generous garden laid mainly to lawn with a paved patio area.





## ACCOMMODATION

### **Living Room** 18' 2" x 14' 7" (5.54m x 4.44m)

Located to the front of the property, this lovely light and bright room benefits from the tall windows that allow the room to be filled with morning sunlight. Contemporary in style, the room is built around the modern gas fireplace. A wonderfully designed room that works for both summer and winter entertaining.

### **Dining Area** 20' 4" x 12' 3" (6.2m x 3.73m)

Similar in style to the living room, the dining area is filled with light thanks to the wonderful floor to ceiling windows overlooking the south facing garden. Open plan in style and with doors to the garden it's another great space for entertaining.

### **Kitchen** 14' 1" x 13' 7" (4.29m x 4.14m)

Any aspiring chef would love to work in this space. Newly installed in March with all of the modern conveniences including convection oven, five burner gas hob, American style fridge/freezer, granite work tops and a large island with wine cooler. The design also makes the most of the space with ample storage .

### **Master Bedroom** 14' 11" x 13' 10" (4.55m x 4.22m)

The master bedroom is located to the rear of the property and overlooks the garden. Due to the room's ample proportions there's room for both a "his" and "hers" built-in wardrobes. This room is enhanced by the attached ensuite bathroom.

### **Ensuite** 12' 9" x 11' 4" (3.89m x 3.45m)

Thanks to the natural stone finish, this room is an oasis of calm. With under floor heating, large walk-in shower and a free standing bath, a wonderful room to soak away the days blues.

### **Bedroom 1** 16' 5" x 12' 6" (5m x 3.81m)

Positioned to the front of the property, this room has the dimensions to comfortably fit two twin beds and still allow space for free standing wardrobes. Access to the loft is gained from this room.

### **Bedroom 2** 14' 4" x 10' 3" (4.37m x 3.12m)

A light and bright double room overlooking the rear garden. Built-in wardrobe and space for a free standing one if needed. TV and telephone point.

### **Bathroom** 12' 2" x 9' 9" (3.71m x 2.97m)

Contemporary in design, the room is accentuated by the stunning black marble wall adjacent to the jacuzzi bath. There is also under-floor heating, separate walk-in shower and a chrome heated towel rail.

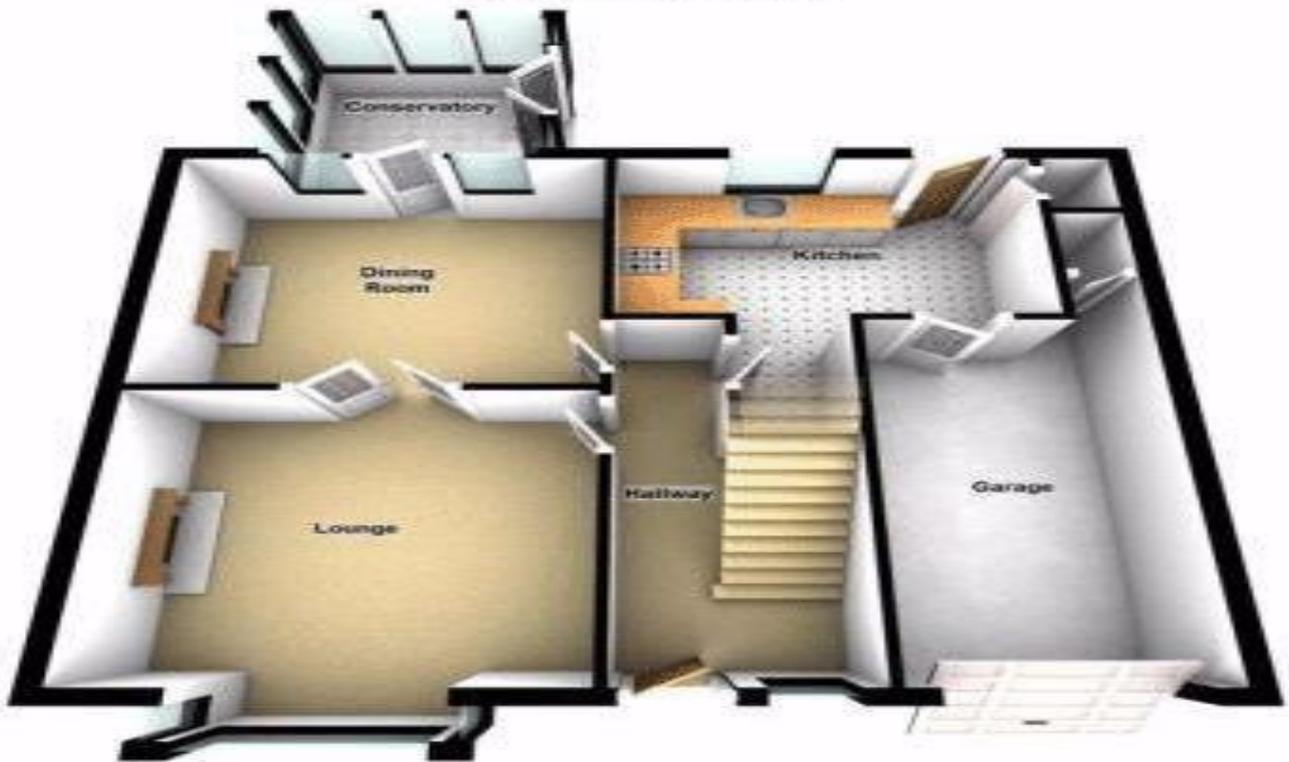




## FLOORPLANS

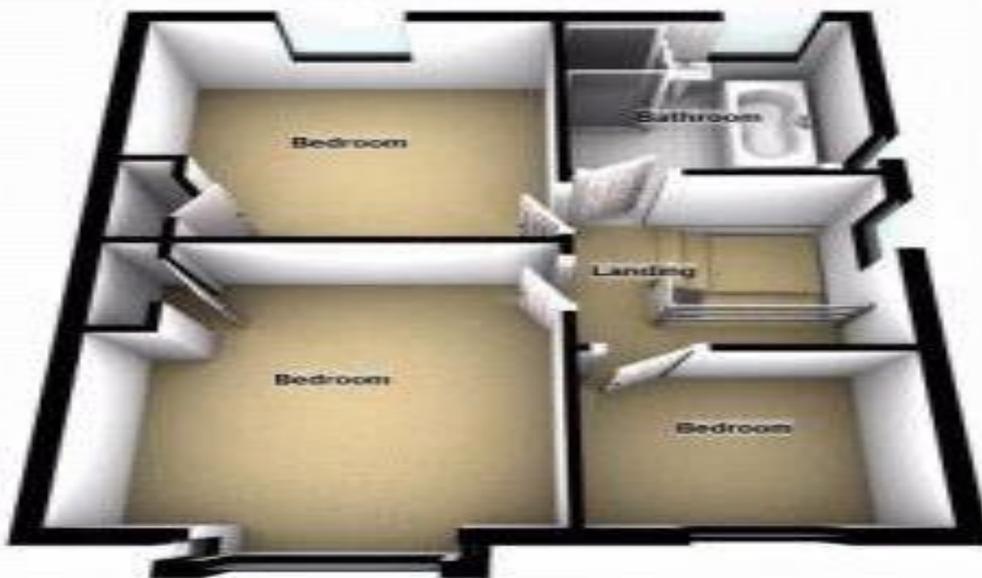
### Ground Floor

Approx. 65.6 sq. metres (705.7 sq. feet)



### First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



# Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

**Dwelling type:** Detached house  
**Date of assessment:** 15 August 2011  
**Date of certificate:** 13 March 2012

**Reference number:** 0919-9628-8430-2785-5996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 165 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

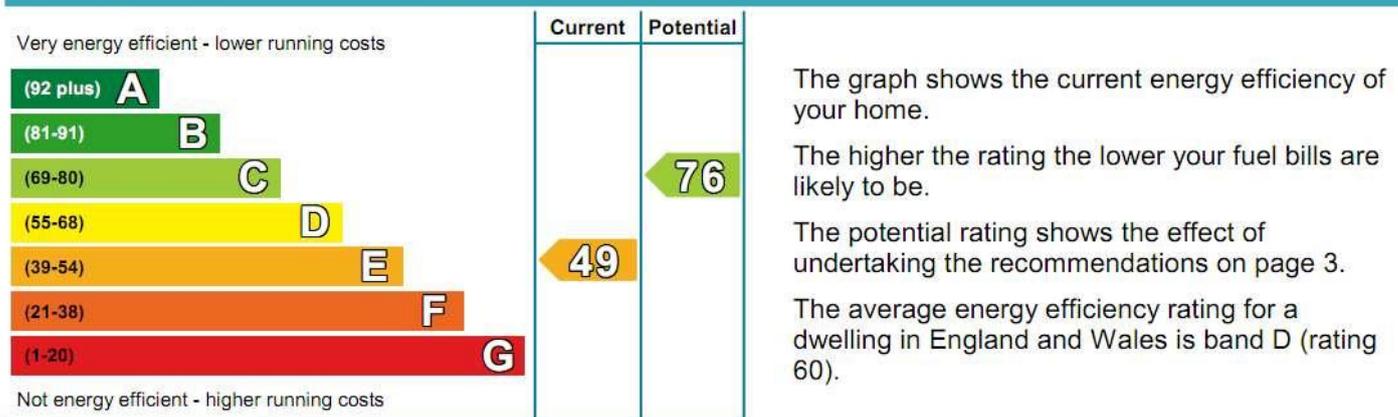
<b>Estimated energy costs of dwelling for 3 years</b>	<b>£5,367</b>
<b>Over 3 years you could save</b>	<b>£2,865</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
<b>Totals:</b>	<b>£5,367</b>	<b>£2,502</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

## Energy Efficiency Rating



## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.