



- **BRAND NEW**
- **EXECUTIVE HOME**

Entrance Hall
Via UPVC double glazed door. Doors to cloakroom and lounge.

Cloakroom
Vanity sink unit with storage underneath. Low level WC and wall mounted radiator. Laminate wooden style flooring.

Lounge
Double glazed window to front aspect, wall mounted radiator and under stairs storage cupboard. Door to kitchen and stairs to first floor.

Kitchen-Diner
Range of base and wall mounted units with worktop. Gas cooker, electric oven and extractor hood. Stainless steel sink unit with single drainer and mixer tap. Built in dishwasher, washing machine and fridge/ freezer. Laminate wooden style flooring. Double glazed window and patio doors to rear aspect.

First Floor Landing
Doors to all rooms. Linen cupboard housing wall mounted boiler. Double glazed window to side aspect.

Bedroom One
Double glazed window to front aspect and wall mounted radiator.

Bedroom Two
Double glazed window to rear aspect and wall mounted radiator.

Bedroom Three
Double glazed window to front aspect and wall mounted radiator.

Bathroom
Double glazed window to front aspect. Pedestal sink unit, low level WC and P shaped path with glass screen. Part tiled walls and vinyl style flooring. Extractor fan.

To Front
Mainly laid to bloc paving. Side access to garden and off road parking for several cars.

To Rear
Mainly laid to lawn. Enclosed by timber panel fencing. Patio area. Beds and borders/ shrubs and trees.

Agents Note
In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to

- **PARKING**
- **GARDEN**

verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history. You understand that we will undertake a search with Experian for the purposes of verifying your identity. To do so Experian may check the details you supply against any particulars on any database (public or otherwise) to which they have access. They may also use your details in the future to assist other companies for verification purposes. A record of the search will be retained.

Date Created
16/08/2019

Energy Performance Certificate
Available upon request.

DIRECTIONS
For sat nav purposes GL3 1EB

- **INTEGRATED APPLIANCES**
- **CHURCHDOWN**

