







\*\*\* FIVE BEDROOM SEMI DETACHED \*\*\*  
ENSUITE AND REFITTED BATHROOM \*\*\*  
ENCLOSED GARDEN & PARKING \*\*\*

Welcome to this stunningly spacious five-bedroom semi-detached dormer bungalow, exuding deceptive charm and elegance in every corner. This home offers an exquisite blend of contemporary living and traditional comfort.

On the ground floor this gas centrally heated and double glazed home has generously proportioned lounge diner, kitchen, utility and storage, recently re-fitting family bathroom and two bedrooms. To the first floor there are a further three bedrooms and en-suite.

Outside, the enchanting west-facing garden beckons you to unwind amidst its lush greenery, offering a private oasis for outdoor enjoyment and alfresco dining. The property also benefits from front, side, and rear gardens and rear off road parking.

Don't miss the opportunity to make this your dream home. Arrange a viewing today and prepare to be captivated.



 **ABODE**  
SALES & LETTINGS



## ENTRANCE PORCH

With door to:

## ENTRANCE HALLWAY

With door to side, built in storage cupboards, radiator and doors lead off to:

## LOUNGE DINER

With UPVC double glazed bay window to front elevation, radiator and focal point of the room being fire place with coal effect gas fire and door leads to:

## KITCHEN

With window and door to rear elevation, fitted with a range of eye and base level units and drawers with sink and drainer built into a preparation work surface, appliance space for fridge freezer and free standing cooker.

## UTILITY ROOM

With windows to rear elevation, plumbing and appliance space for washing machine and tumble dryer and door to:

## REAR LOBBY

With window and door to rear garden, door to outbuilding.

## FAMILY BATHROOM

With UPVC double glazed window to side elevation, vanity wash hand basin and wc, panelled bath with shower over and screen and towel radiator.

## DOUBLE BEDROOM THREE

With UPVC double glazed window to front elevation and radiator.



## SINGLE BEDROOM FOUR

With UPVC double glazed window to rear elevation, radiator and understairs storage cupboard.

## FIRST FLOOR LANDING

With doors off too:

## MASTER BEDROOM

With two UPVC double glazed windows to rear elevation and radiator.











## DOUBLE BEDROOM TWO

With UPVC double glazed window to side elevation and radiator.

## EN-SUITE

With low level WC and pedestal wash hand basin, further opening into eves space.

## SINGLE BEDROOM FIVE

With UPVC double glazed window to rear elevation, radiator and eave storage space housing the central heating boiler.

## OUTSIDE

The home has off road parking to the rear with gated access that takes you to the enclosed west facing rear garden.

The outside has the benefit of front, side and rear gardens wrapping around the home, offering a degree of privacy which is mainly laid to lawn and has an array of mature beds and borders.











Approximate total area<sup>(1)</sup>

107.59 m<sup>2</sup>  
1158.04 ft<sup>2</sup>

Reduced headroom

2.74 m<sup>2</sup>  
29.44 ft<sup>2</sup>

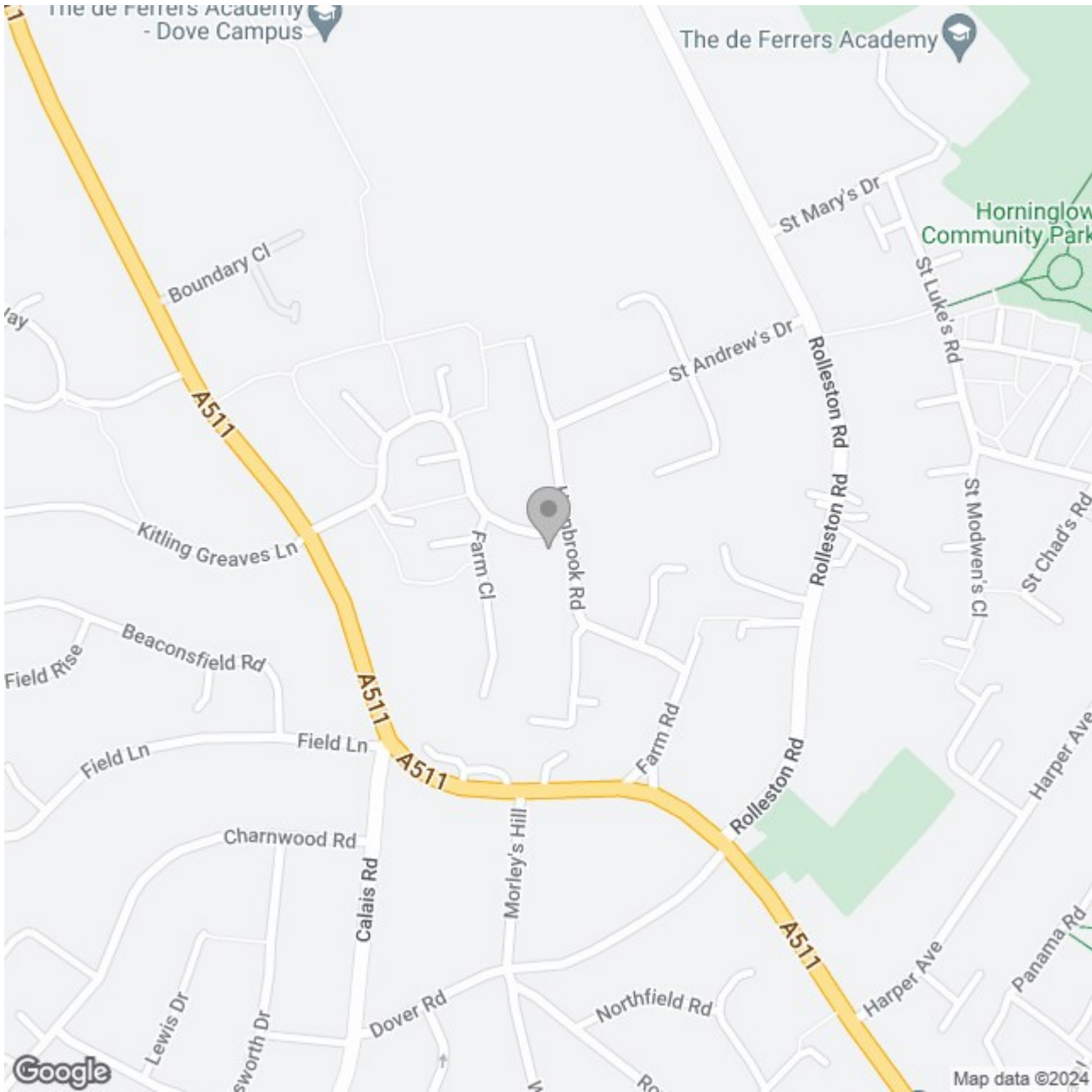


(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	