





**** EXTENDED AND FULLY MODERNISED
**** COUNTRYSIDE VIEWS ****

Beautifully presented THREE bedroom property in immaculate condition with a stunning dining kitchen with doors onto the garden. The property benefits from upvc double glazing a new gas central heating system and in brief offers a hall with utility storage cupboard, fitted dining kitchen with built in appliances. Lounge with dining area, family/study area and two double bedrooms on the ground floor. The ground floor bathroom offers a bath and large shower, the first floor offers a cloakroom/wc and the master bedroom with Juliet balcony. Landscaped gardens and a drive. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



<https://tour.giraffe360.com/falb359955244>

 **ABODE**
SALES & LETTINGS

ENTRANCE HALL

Entrance door into the hall with double utility storage cupboard with plumbing for a washing machine.

FAMILY/STUDY AREA

Upvc double glazed window to the front, radiator and spiral staircase to the first floor.

DINING KITCHEN

22'1 x 11'5

New fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink and drainer with a mixer tap, fitted electric oven and hob, wine cooker, space for a fridge freezer. Sky light window, radiator and upvc double glazed double doors onto the garden.

REAR HALL

Upvc double glazed window to the rear, double doors to the lounge/diner and open through to the inner hall.

LOUNGE DINER

21'1 x 10'5

Feature recessed fireplace with beamed mantle, radiator and upvc double glazed patio doors onto the garden.

INNER HALL

Open though to the family/study area.



BATHROOM

15'10 x 5'4

Walk-in shower and a bath, wash hand basin, low flush wc, sky light window, modern radiator and fitted cupboard.

BEDROOM

11'6 x 10'7

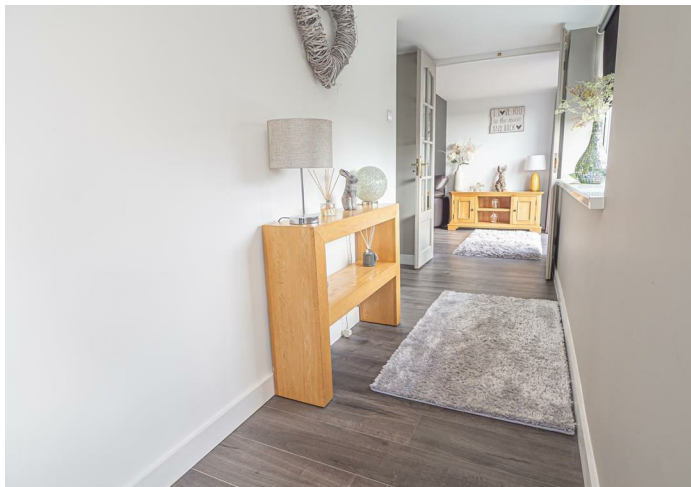
Upvc double glazed window to the front and a radiator.

BEDROOM

10'8 x 8'4

Upvc double glazed window to the front and a radiator.







FIRST FLOOR

Storage cupboard and doors to -

MASTER BEDROOM

17'6 x 10'5

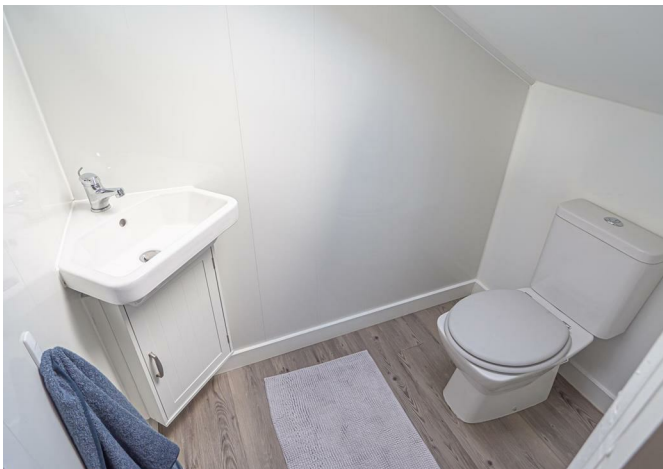
Eaves storage, radiator, sky light windows and Juliet balcony.

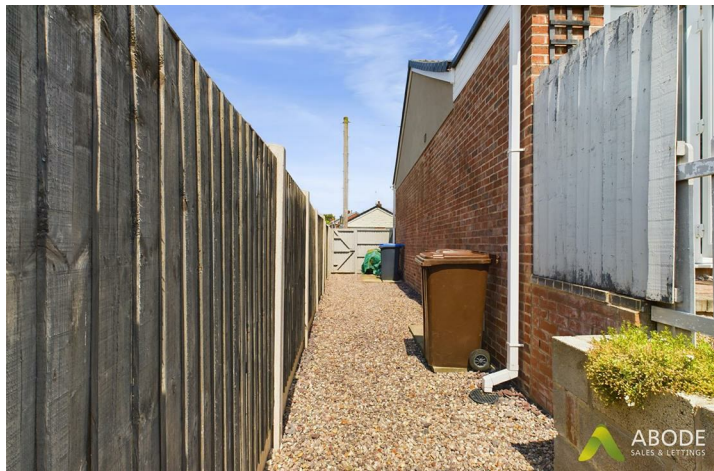
CLOAKROOM/WC

Low flush wc, wash hand basin and sky light window.

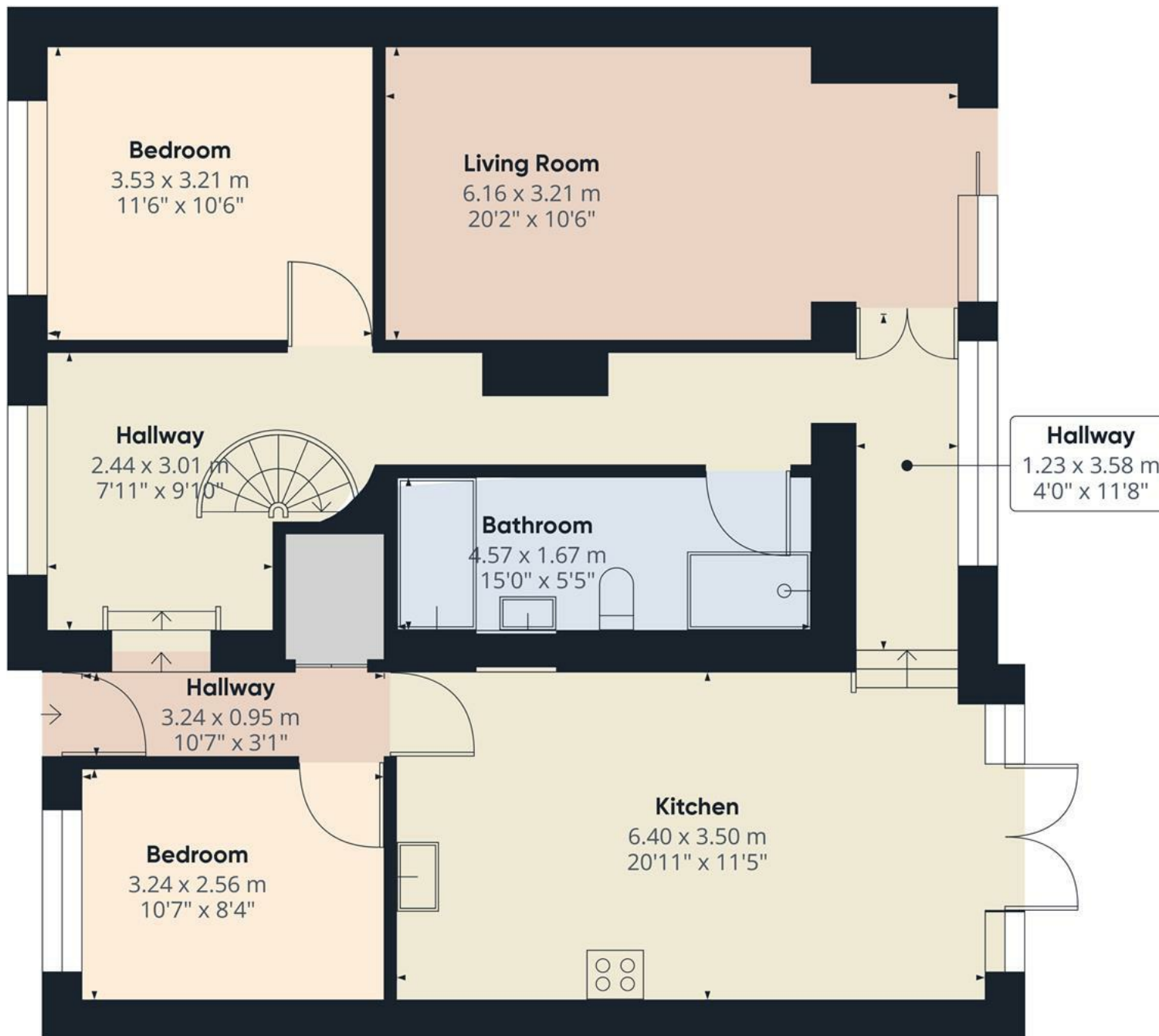
OUTSIDE

Front drive for two cars. Enclosed rear garden offering a block paved patio areas, lawn, pebbled area with shrubs and a decked patio with pergola. Side storage area and garden shed. Outside electric point and tap.









Approximate total area⁽¹⁾

95.24 m²
1025.17 ft²

Reduced headroom

10.46 m²
112.62 ft²

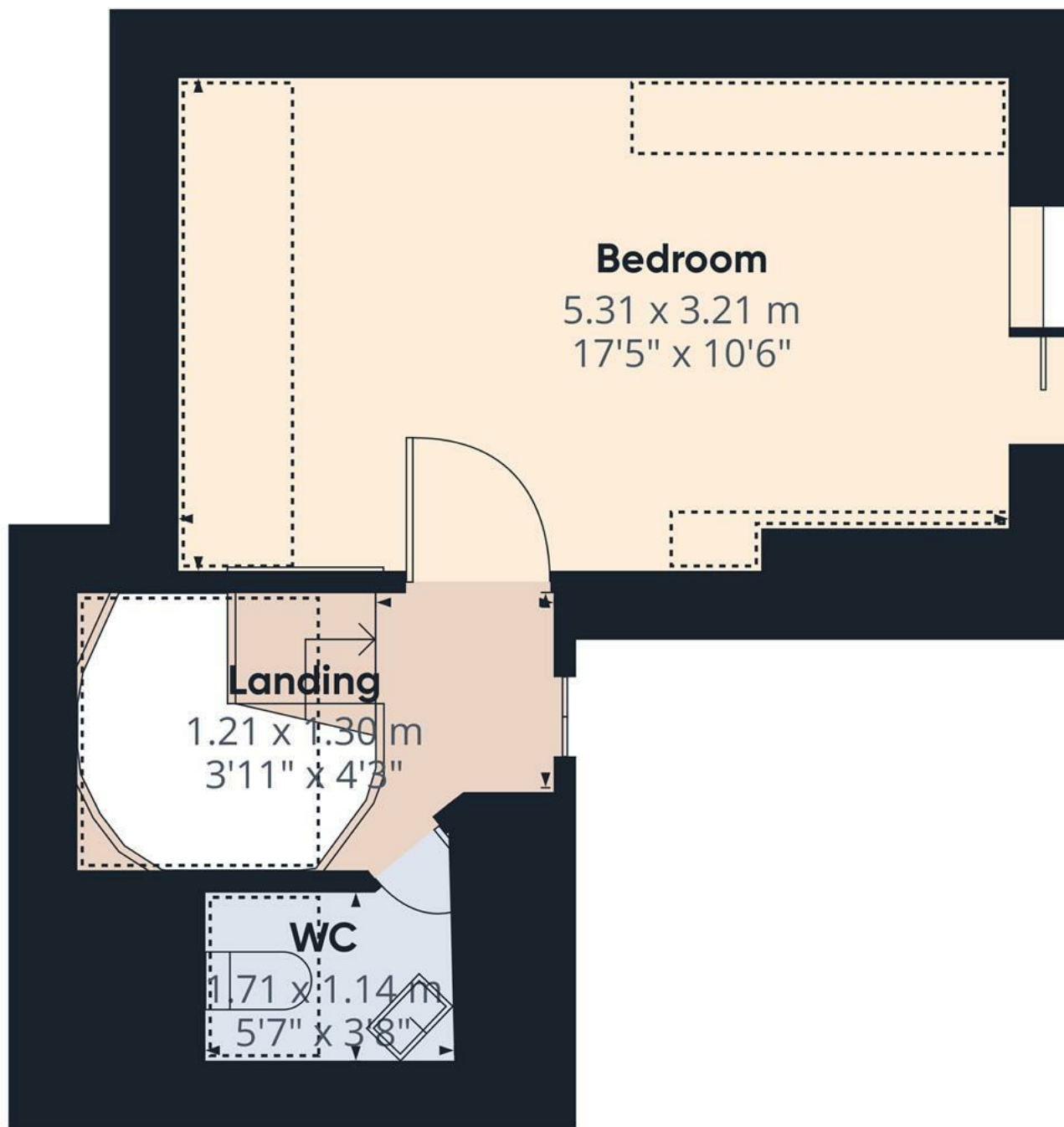
(1) Excluding balconies and terraces

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.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

21.13 m²
227.41 ft²

Reduced headroom

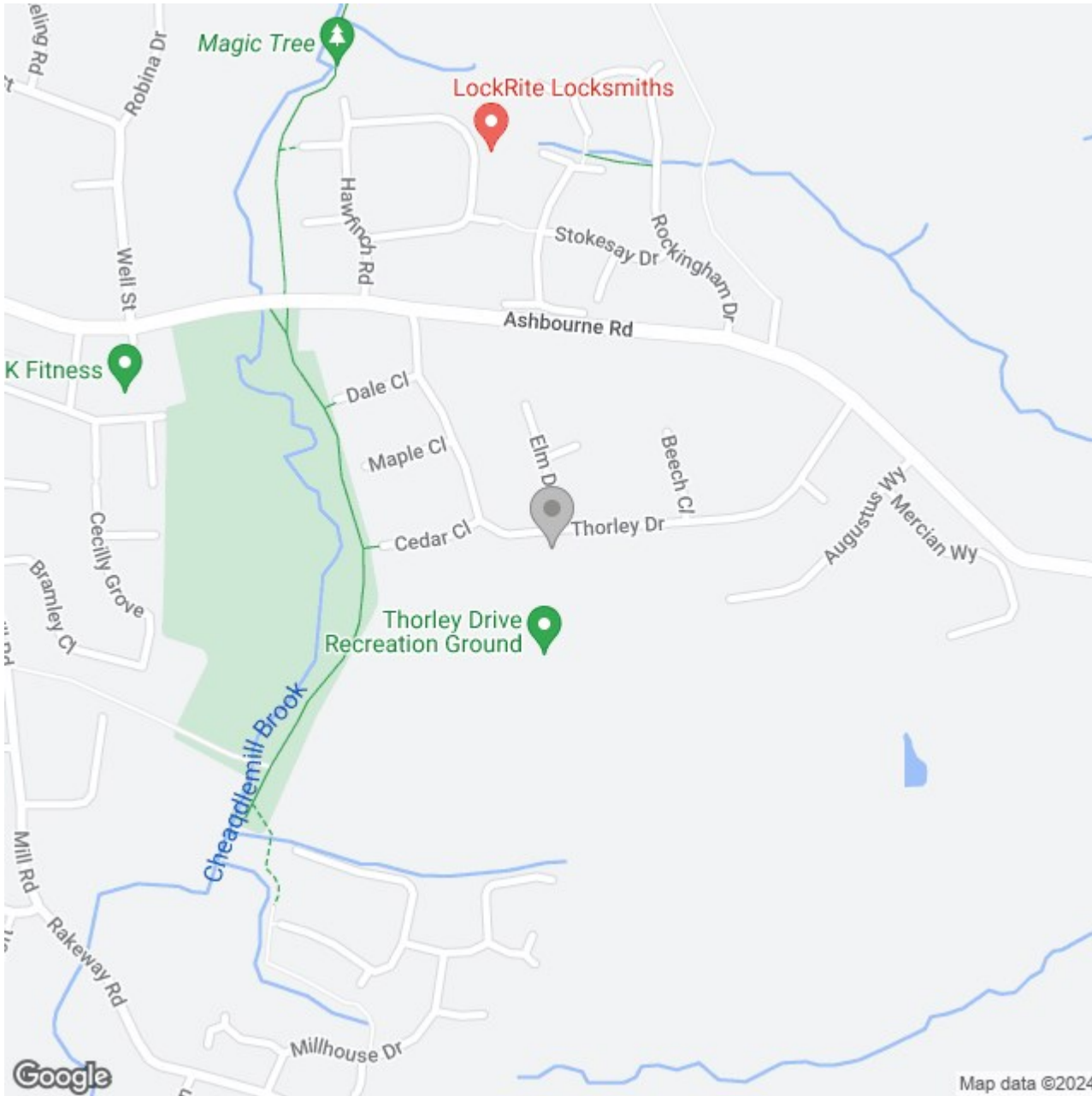
4.92 m²
52.91 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	