





Property offered with NO UPWARD CHAIN, stands this well presented three bedroom detached family home with a garage. Gas centrally heated and double glazed accommodation comprises fitted kitchen, entrance to the garage, lounge. To the first floor there is the master bedroom, further two bedrooms and family bathroom. Outside the home has a front garden and driveway. Rear garden comprises paved area leading to grass section and park decked. Viewing is strictly by appointment only.



### Hall

With a composite double glazed front entry door, staircase rising to the first floor landing with a useful under stairs storage cupboard, smoke alarm, consumer unit, central heating radiator, internal doors, lead to:

### Lounge

With a UPVC double glazed window to the side elevation, UPVC double glazed box bay window to the front elevation, central heating radiator and TV aerial point.

### Kitchen Diner

With 2x UPVC double glazed windows to the rear elevation, tiled flooring throughout, matching base and eyelevel storage cupboards and drawers with roll top preparation work surfaces, oven, grill, ceramic one and a half sink and drainer with mixer tap, five ring gas hob, stainless steel extractor hood, TV aerial point, breakfast bar, central heating radiator, spotlighting to ceiling, space for further freestanding white goods, internal PVC double glazed door leads to:

### Garage

With a UPVC double glazed rear entry door, UPVC double glazed window to the rear elevation, frosted timber double doors to the front, preparation works surface with space and plumbing for undercounter white goods, eye level cupboards and central heating gas boiler.

### Landing

With a double glazed window to the side elevation,



**ABODE**  
SALES & LETTINGS

access to loft space via loft hatch, smoke alarm, former airing cupboard having shelving, internal doors lead to:

### Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator and USB socket point.

### Bedroom Two

With a UPVC double glazed window to the rear elevation and central heating radiator



**ABODE**  
SALES & LETTINGS





### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator and over the stairs cupboard with hanging rail.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece bathroom suite comprising of low-level WC, wash hand basin, panelled bath unit with glass screen, shower over and tiling to wall coverings, central heating radiator and extractor fan

### Outside

To the rear elevation is a block paved patio and timber fence with a garden which is mainly laid to lawn. To the corner is a raised, timber decking and enclosing boundary wall with perimeter timber fencing and concrete posts to either side. Gate side entry provides access to the frontage.



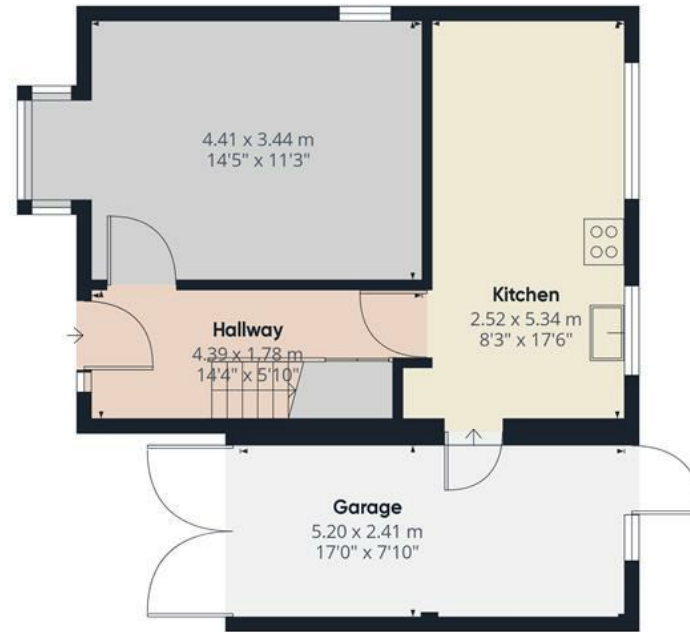






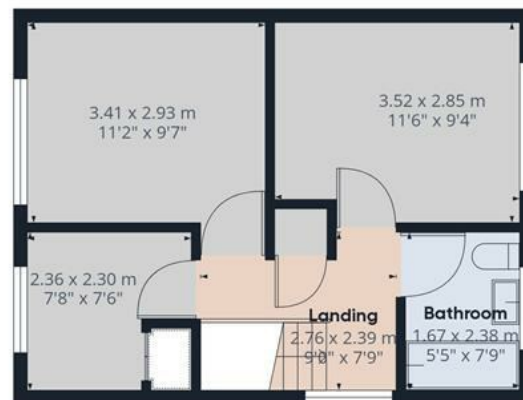






Floor 0

Approximate total area<sup>(1)</sup>  
84.68 m<sup>2</sup>  
911.48 ft<sup>2</sup>

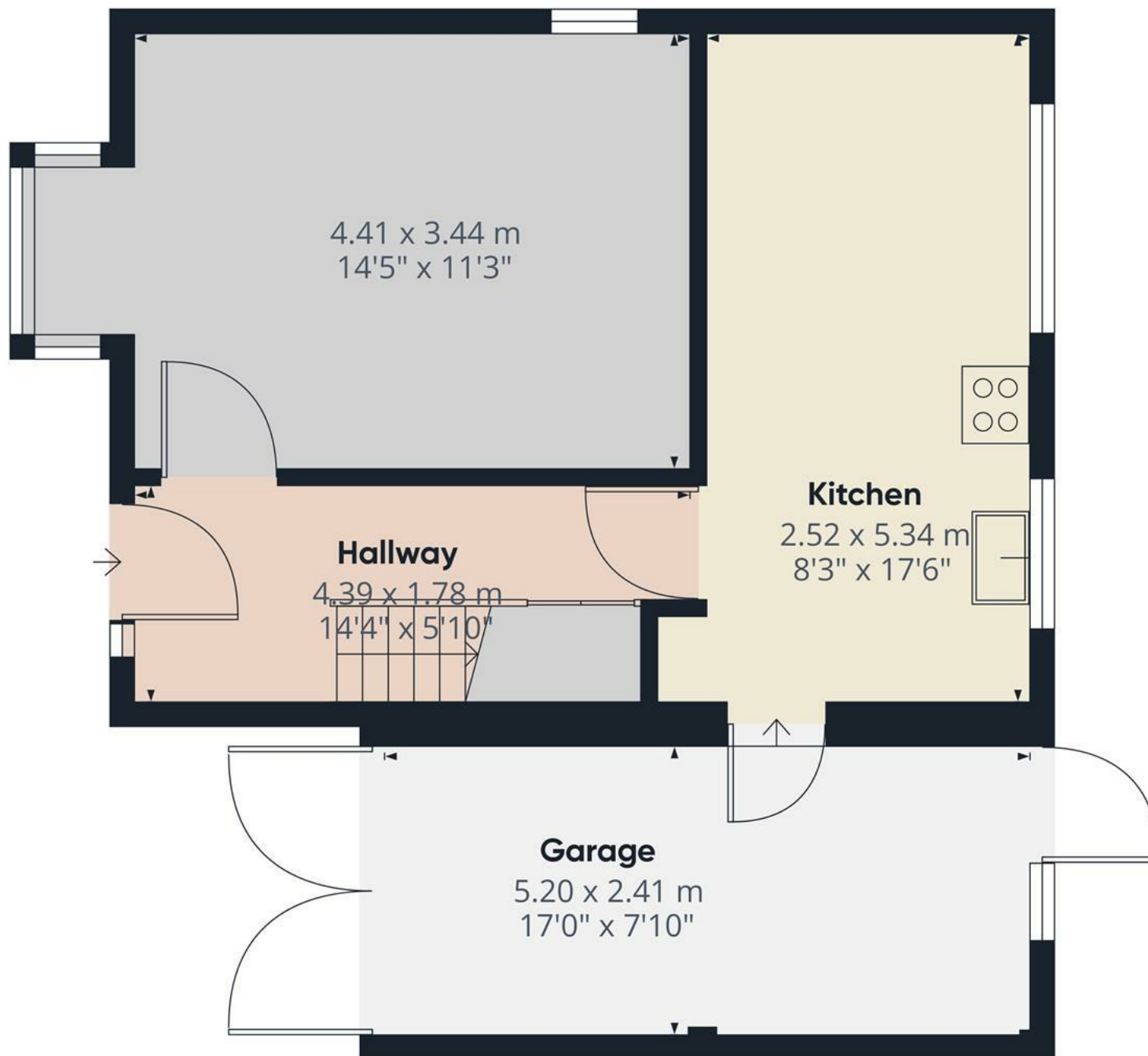


Floor 1

(1) Excluding balconies and terraces

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



4.41 x 3.44 m  
14'5" x 11'3"

**Hallway**  
4.39 x 1.78 m  
14'4" x 5'10"

**Kitchen**  
2.52 x 5.34 m  
8'3" x 17'6"

**Garage**  
5.20 x 2.41 m  
17'0" x 7'10"

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

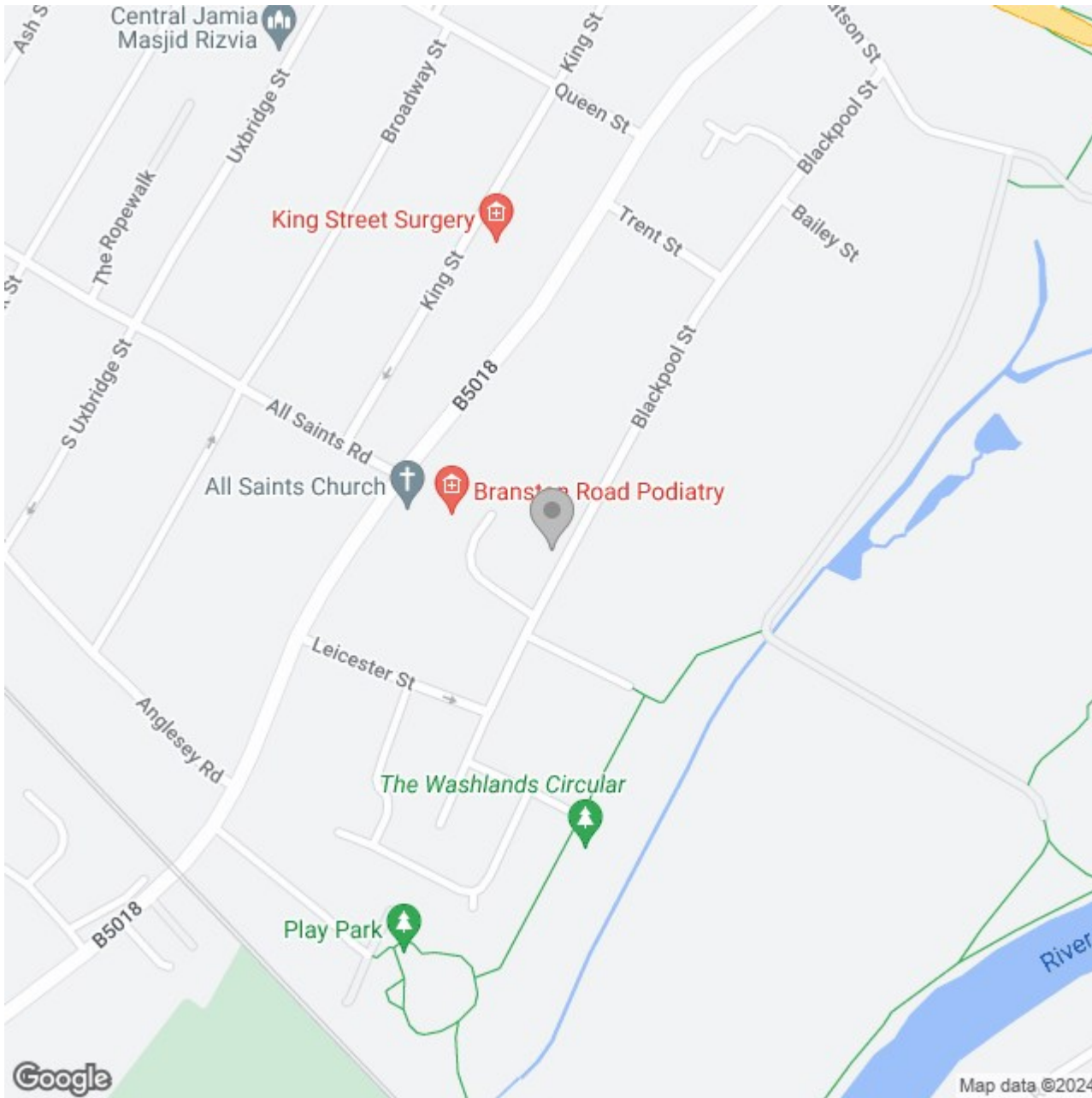
51.37 m<sup>2</sup>  
552.99 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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

Floor 0



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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	