





*****OPEN DAY, SATURDAY 6TH JULY -
10AM - 2PM, NO APPOINTMENT
NECESSARY *****

****** STUNNING EXTENDED FAMILY HOME
WITH NEWLY FITTED HIGH
SPECIFICATION KITCHEN **** SOLAR
PANELS **** A perfect 6 bedroom home
for a growing family in a highly
recommended location offering an
entrance hall, lounge through to a
dining room, family room, fitted
breakfast kitchen with utility room and a
guest cloakroom. The first floor offers 4
bedrooms, master with an en suite and
a family bathroom, the second floor
offers 2 further bedrooms. Front and
rear gardens, off road parking and a
single garage. The owner of this
property is a committed seller and
looking to move as soon as possible.**



ABODE
SALES & LETTINGS

ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

LOUNGE

Feature log burner with beam mantle, radiator, upvc double glazed window to the front and open through to the dining room.

DINING ROOM

Upvc double glazed double doors onto the garden, radiator, door to the kitchen and door way to the family room.

FAMILY ROOM

Upvc double glazed windows and patio doors onto the garden, radiator.

KITCHEN

Fitted wall mounted, base and drawer units with granite work surfaces and breakfast bar. Sink unit with instant hot water tap, electric double oven, gas hob and extractor hood, integrated fridge freezer and dishwasher. Downlighting, upvc double glazed window to the rear, radiator, door to the hall and utility room.

UTILITY ROOM

Fitted units, work surfaces, sink and drainer unit, radiator, plumbing and space for a washing machine and space for a tumble dryer, door to the side and upvc double glazed window to the rear.

CLOAKROOM

Low flush wc, wash hand basin, radiator.



FIRST FLOOR LANDING

Airing cupboard, upvc double glazed window, radiator and stairs to the second floor.

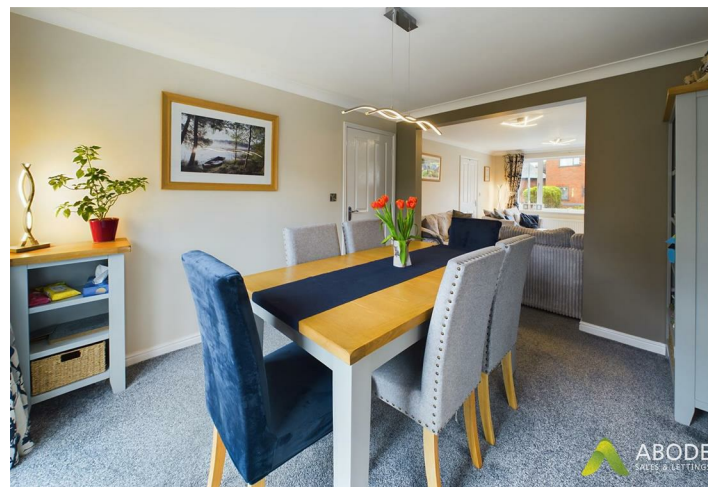
BEDROOM

Upvc double glazed window and radiator, fitted wardrobes.

EN SUITE

Corner shower cubicle, low flush wc, vanity sink unit with wash hand basin and storage cupboard, radiator and upvc double glazed window.







BEDROOM

Upvc double glazed window and radiator.

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Upvc double glazed window and radiator.

BEDROOM

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed. bath with a shower and shower screen, wash hand basin, low flush wc, radiator and upvc double glazed window.



SECOND FLOOR

Eaves storage cupboard and doors to -

BEDROOM

Sky light window, radiator and eaves storage cupboard.

BEDROOM

Sky light window, radiator.

GARAGE

Electric, battery and control panel for solar panels.

OUTSIDE

Front lawn and double width drive. Side gated access to the enclosed rear garden offering paved patio areas and a lawn.

Single garage with up and over door, power and light.













Floor 0

Approximate total area⁽¹⁾
60.91 m²
655.58 ft²

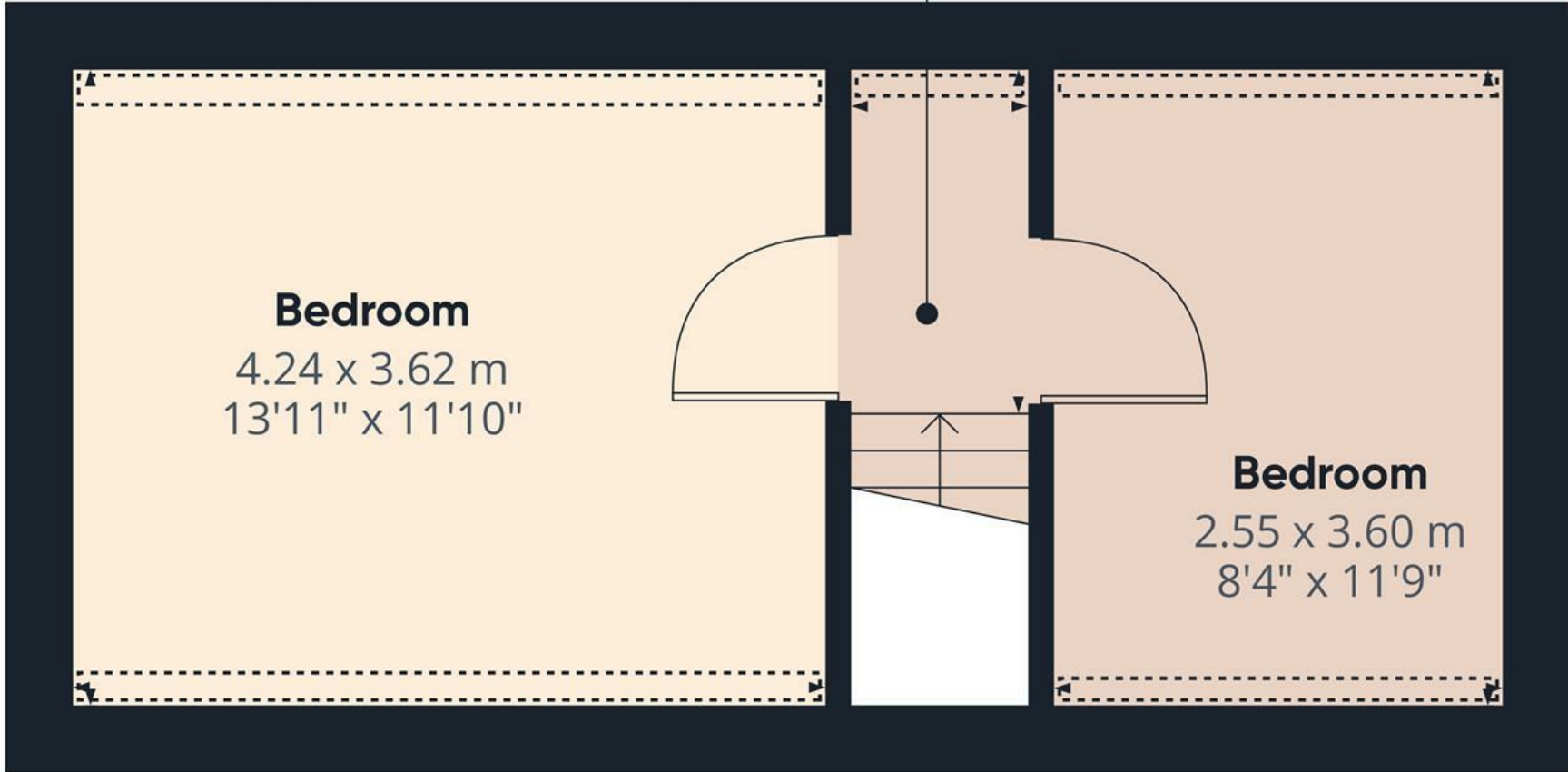
(1) Excluding balconies and terraces

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

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Landing
1.05 x 1.94 m
3'5" x 6'4"



Approximate total area⁽¹⁾

26.47 m²
284.93 ft²

Reduced headroom

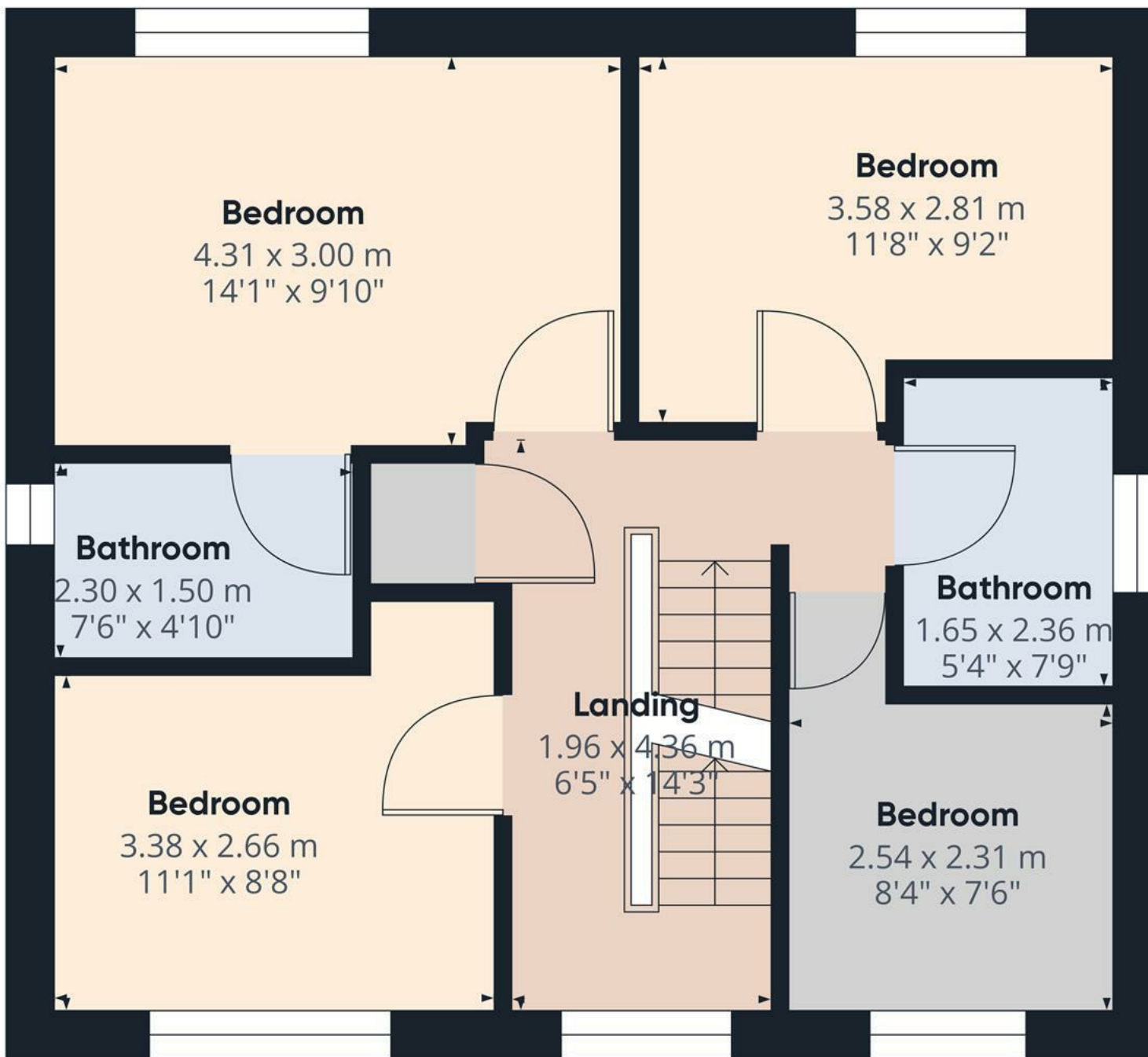
2.28 m²
24.53 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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Approximate total area⁽¹⁾

55.84 m²

601.1 ft²

(1) Excluding balconies and terraces.

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	91
(69-80) C		
(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	