





 **ABODE**
SALES & LETTINGS

**** FOUR BEDROOM DETACHED ****
GARAGE ** THREE RECEPTION ROOMS **

Significantly improved by the current owners with refitted bathrooms and kitchen, this property is a must-see to fully appreciate its layout, especially the ground floor with its three reception rooms, excellent condition, and prime location. Situated in the highly desirable Birdland Development, it is within walking distance of a convenience shop and close to the town centre, which offers a wide range of amenities including several supermarkets, independent shops, public houses, restaurants, coffee houses, and bars.

Viewings are strictly by appointment only and can be arranged by contacting Abode Estate Agents.



 **ABODE**
SALES & LETTINGS



 **ABODE**
SALES & LETTINGS



Hallway

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

Cloaks/WC

With a UPVC double glazed frosted window to the front elevation, central heating radiator, low level WC, pedestal wash hand basin with tiled splash back.

Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, TV aerial point, the focal point of the room being the gas fireplace with a timber Adam style surround and telephone point.

Dining Room

With a central heating radiator, UPVC double glazed sliding doors leading to the rear garden, double doors leading into the lounge.

Kitchen

With a UPVC double glazed window to the rear elevation, featuring a range of matching base and eye level storage cupboards and drawers with drop edge preparation work surfaces. A range of integrated appliances include oven/grill, microwave, four ring gas hob with stainless steel extractor hood and backing, one a half stainless steel sink and drainer with mixer tap, washing machine, fridge, freezer, central heating radiator, in housing is the central heating gas boiler, internal opening leading to:



Family Room

With a UPVC double glazed window to the rear elevation, UPVC double glazed door leading to the rear garden, central heating radiator, internal door leads to:

Garage

With an up and over door to the front elevation, space for further freestanding appliances, base level storage cupboards with roll top work surface and a eye-level storage unit.







Landing

With a UPVC double glazed window to the side elevation, access to loft space via loft hatch, airing cupboard housing the hot water immersion tank, internal doors lead to:

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, featuring a range of built-in fitted wardrobes with hanging rails and shelving, internal door leads to:

En-suite

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room suite comprising of low level WC, wash hand basin with mixer tap, shower cubicle with folding glass screen, complementary tiling to wall coverings, towel rail, chrome heated towel radiator, shaving point and extractor fan.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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

Bathroom

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece bathroom suite comprising of low level WC, pedestal wash hand basin, bath unit with mixer tap and shower head attachment with complementary tiling surrounding, shaving point, extractor fan and chrome heated towel radiator.

Outside

At the rear, a wide paved patio offers a lovely, private entertaining area, leading to a well-maintained garden primarily laid to lawn with well-stocked borders featuring a variety of shrubs and plants. There is also an additional seating area and space for a shed. The front garden is also laid to lawn with well-stocked borders. A double-width driveway provides off-road parking and leads to the garage, which has an up-and-over door, power, and an internal door to the house.

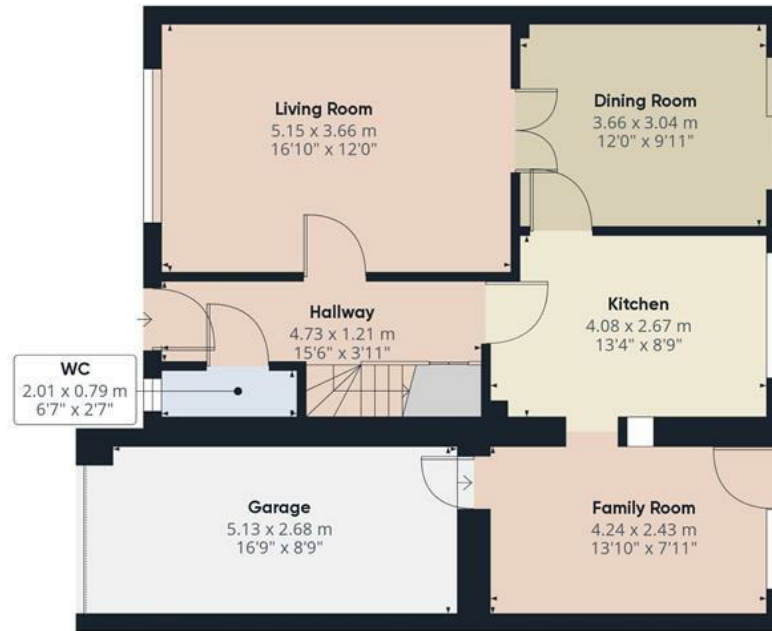






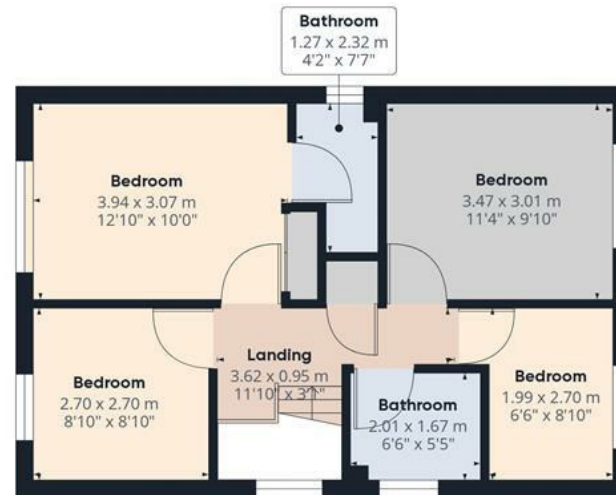






Floor 0

Approximate total area⁽¹⁾
124.1 m²
1335.83 ft²

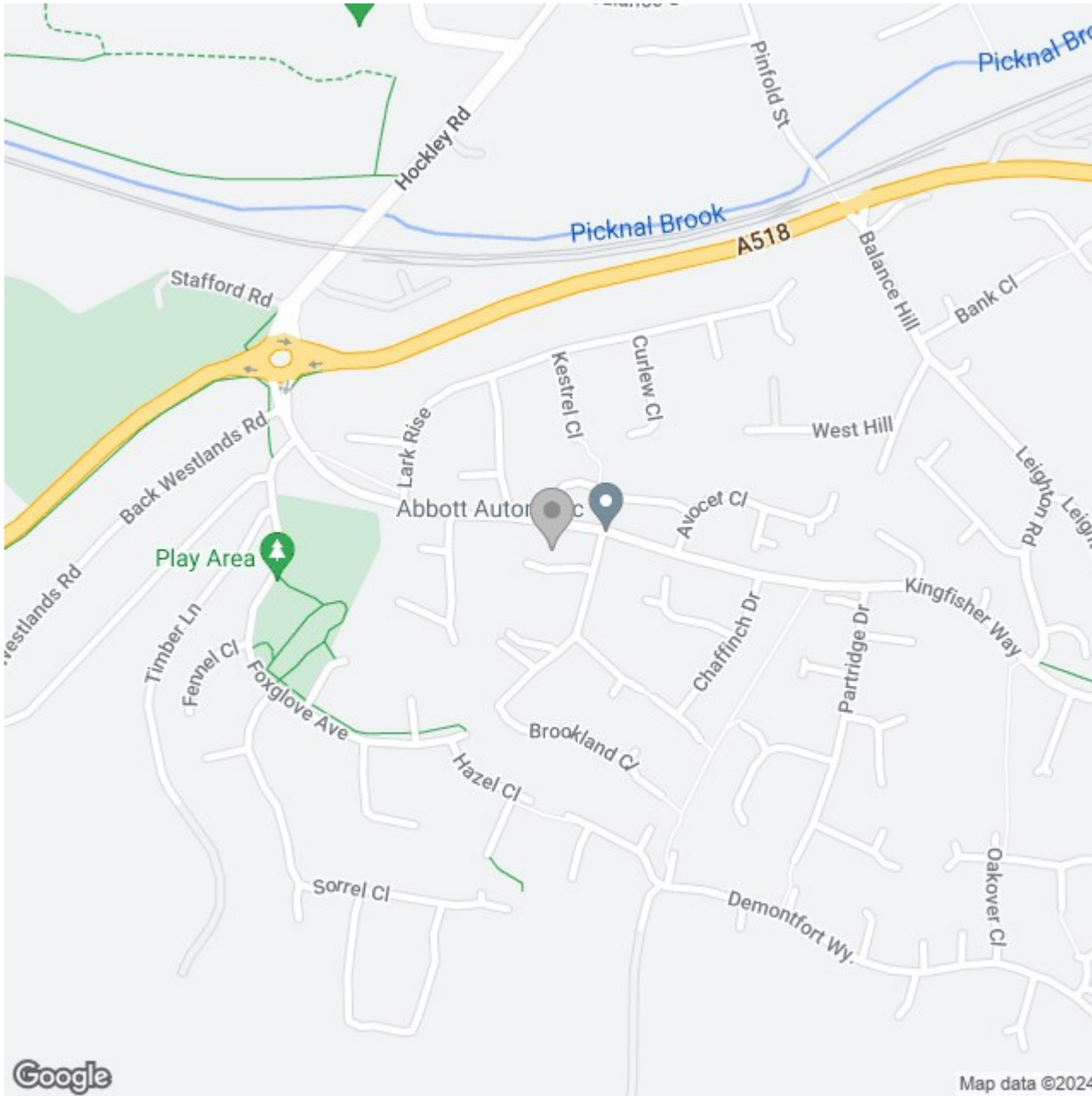


Floor 1

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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	