





A beautifully appointed three bedroom detached home, situated within a desirable residential development, having good access to a range of local amenities and transport links. The property benefits from have a generous living room, fully fitted kitchen diner with French doors to the garden, three double bedrooms, with the master having an en-suite shower room and a driveway which leads to the detached garage. Viewing is highly recommended strictly via appointment only.



ABODE
SALES & LETTINGS

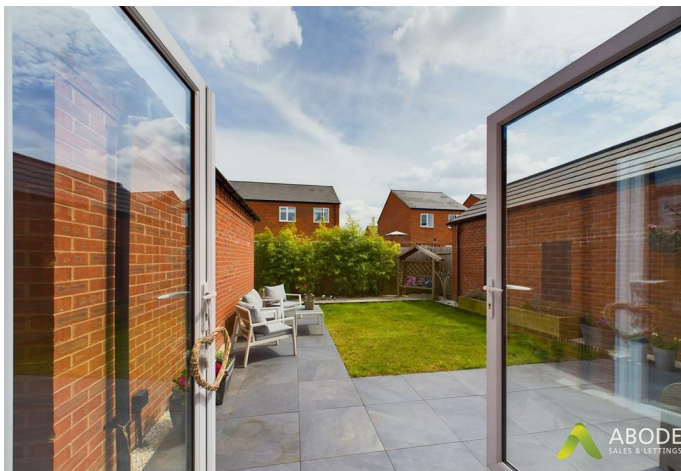


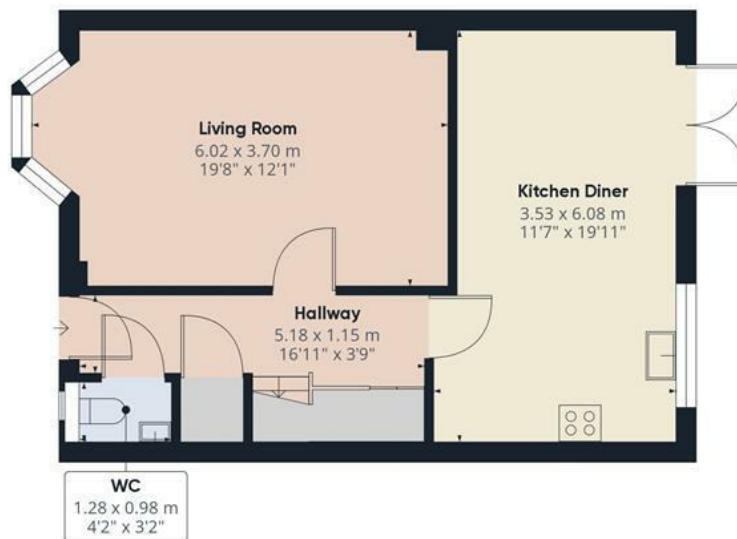












Floor 0



Floor 1

Approximate total area⁽¹⁾

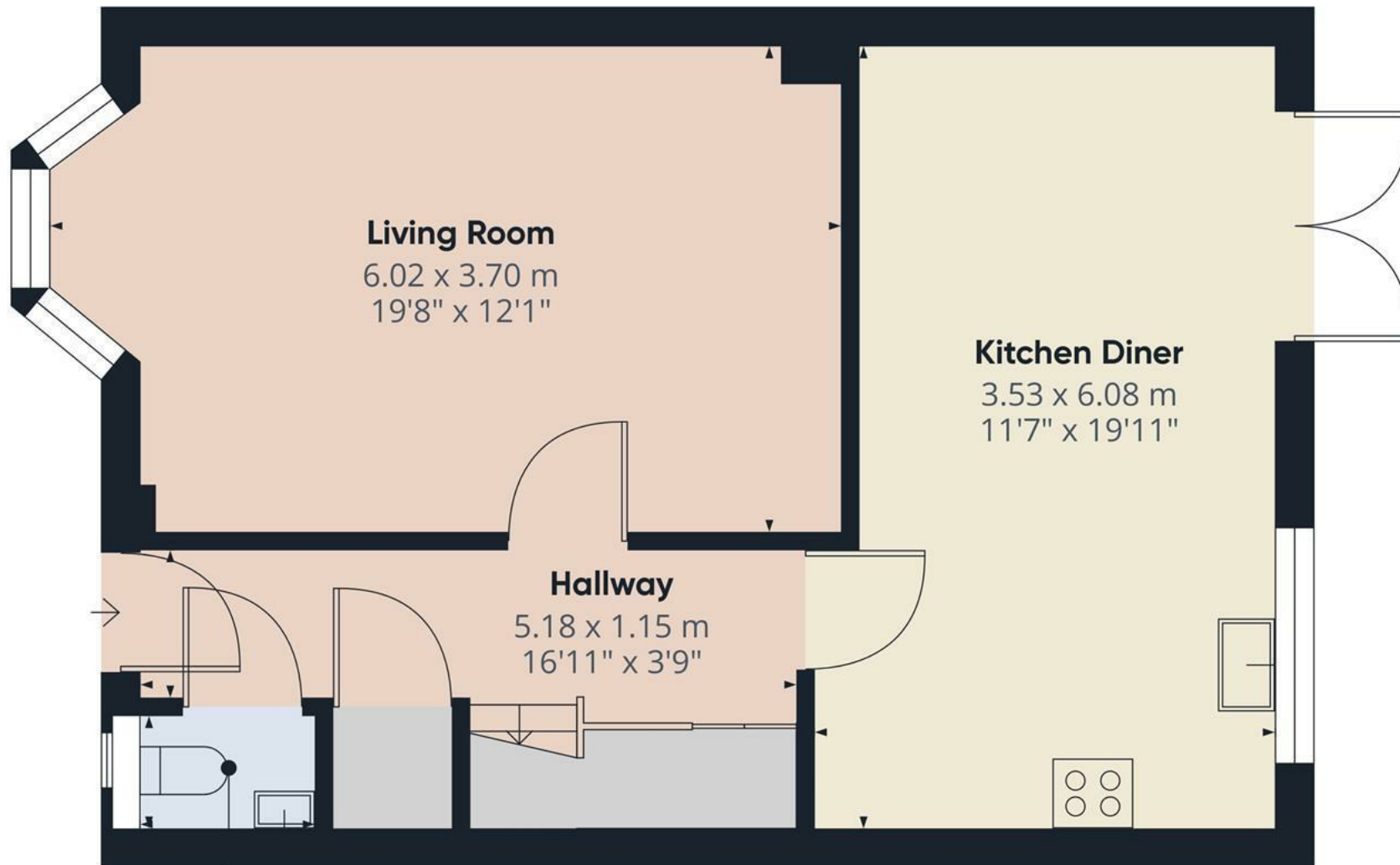
102.63 m²

1104.73 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.

GIRAFFE360



Living Room
6.02 x 3.70 m
19'8" x 12'1"

Kitchen Diner
3.53 x 6.08 m
11'7" x 19'11"

Hallway
5.18 x 1.15 m
16'11" x 3'9"

WC
1.28 x 0.98 m
4'2" x 3'2"

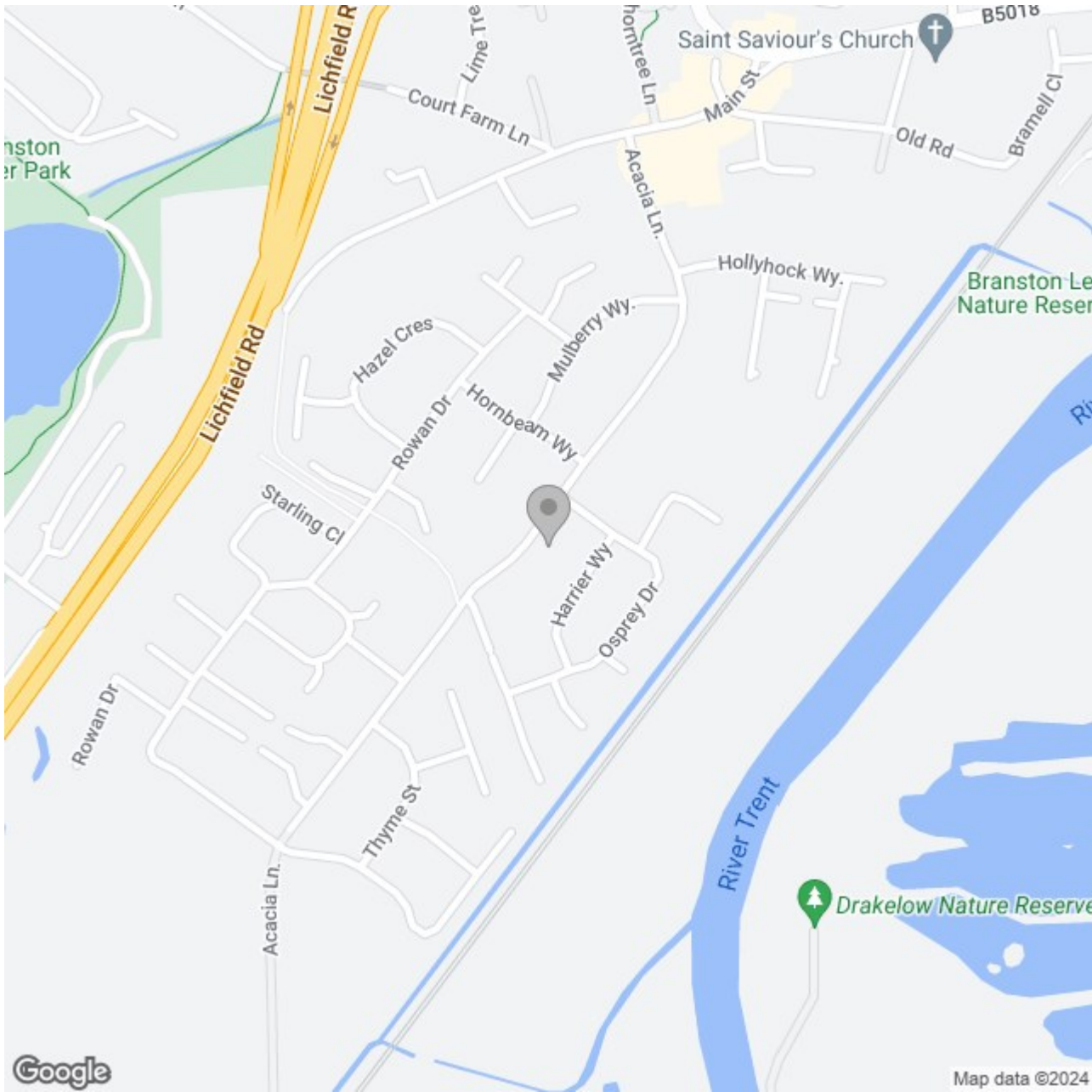
Approximate total area⁽¹⁾
52.98 m²
570.26 ft²

(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.

GIRAFFE360

Floor 0



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	