





Nestled in a generous plot, this impressive four-bedroom detached residence boasts easy access to a variety of local amenities and transport connections. The property offers four reception rooms, a striking kitchen diner, four double bedrooms, two of which feature en-suite facilities, a double detached garage, and ample parking space on the driveway. Viewings are strongly advised and are strictly by appointment only.



Accommodation

Entrance hall

With central heating radiator, double glazed window to the front elevation, under stairs storage cupboard, stairs rising to the first floor and doors leading off to:

Living Room

With central heating radiator, log burning stove, double glazed windows to the side and front elevation and double doors leading to the garden room.

Sitting Room

With central heating radiator, open fireplace and double glazed windows to the side and front elevation.

Kitchen Diner

With a selection of matching wall and base units having a solid wood preparation work surface, one and a half bowl sink with mixer tap and drainer, integrated dishwasher, two central heating radiators, a ceiling lantern, double glazed windows to the side and rear elevation and double glazed French doors leading to the garden.

Dining Room

With two central heating radiators, open fire, two double glazed windows to the side elevation and an opening leading to the kitchen.

Utility Room

With a selection of matching wall and base units, having a single sink with mixer tap and drainer, space



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for washing machine, double glazed window to the side elevation, double glazed side access door and a central heating radiator.

WC/cloaks

With a low level wc, wash hand basin with mixer tap, central heating radiator and a double glazed window to the side elevation.

Garden Room

With two central heating radiators, double glazed windows



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to the rear elevation, two skylight windows and double glazed French doors leading out onto the garden.

First Floor Landing

With loft hatch and doors leading off to:

Master Bedroom

With central heating radiator, double glazed windows to the side and rear elevation, sliding door leading to walk in wardrobe and door leading to en-suite.

En-suite bathroom

With a four piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap, shower cubicle with glass door, central heating radiator and a double glazed window to the rear elevation.

Bedroom Two

With central heating radiator, double glazed window to the rear elevation and a door leading to the en-suite shower room.

En-suite shower room

With a three piece suite comprising: low level WC, wash hand basin with mixer tap and vanity unit, shower cubicle with glass sliding door, heated ladder towel rail and a double glazed window to the front elevation.

Bedroom Three

With two central heating radiators and double glazed window to the front elevation.

Bedroom Four

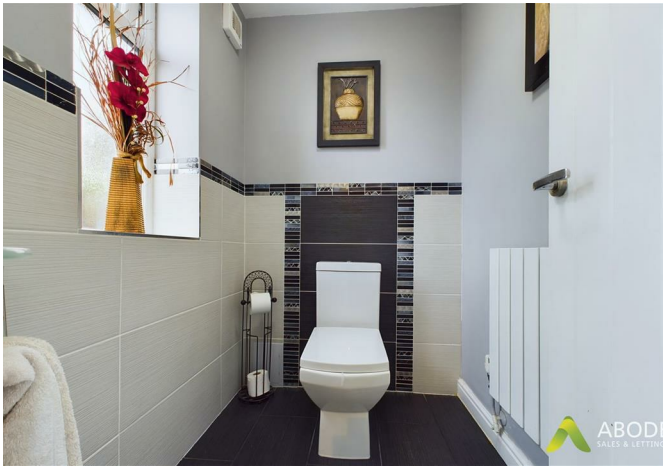
With central heating radiator, built in storage cupboards and a double glazed window to the front elevation.

Family Bathroom

With a four piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap, shower cubicle with gravity shower over, central heating radiator and double glazed window to the side elevation.

Outside

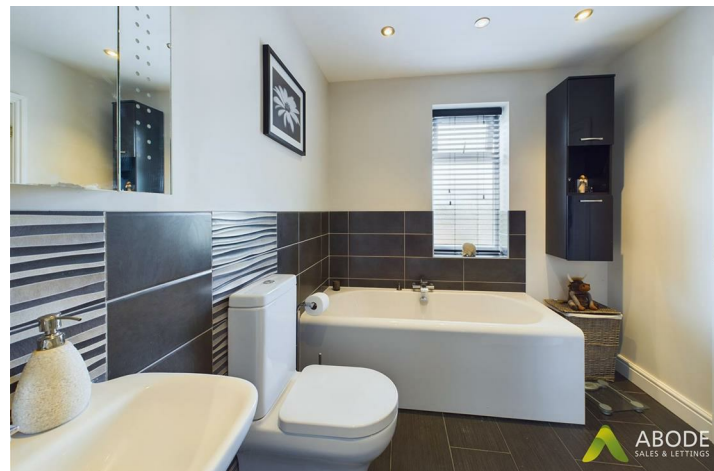
The outside of the property to the front elevation offers a gated driveway providing access to the double detached garage and court yard area ideal for parking. Adjacent to the driveway is a wrap around laid to lawn garden that leads to a beautiful patio area ideal for seating.

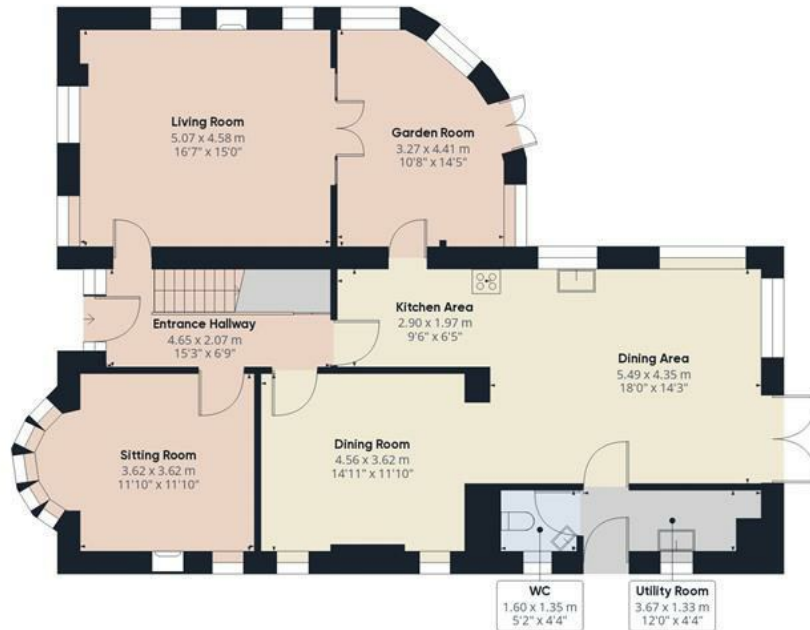












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

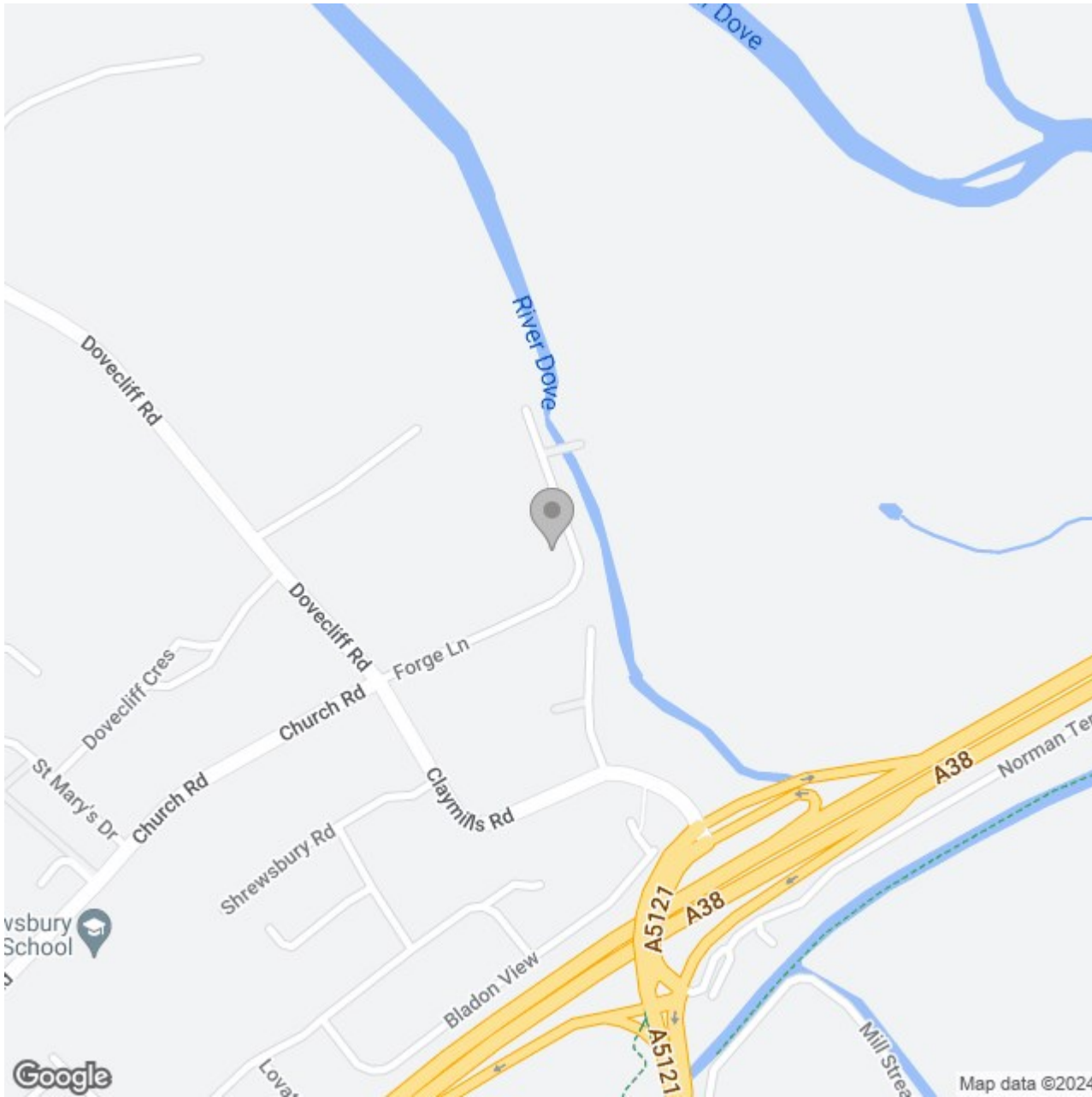
Approximate total area⁽¹⁾
243.82 m²
2624.44 ft²

(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





Energy Efficiency Rating

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