





A superb four bedroom detached family home, situated within a generous plot, having a stunning open plan kitchen diner and close to a range of local amenities and transport links. The property benefits from having four well proportioned bedrooms, with the master having an en-suite shower room, two well appointed reception rooms, integral garage and a stunning landscaped garden with an impressive patio area over looking for garden. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hallway

With central heating radiator, stairs rising to the first floor, tiled flooring and doors leading off to:

Living Room

With central heating radiator, double glazed window to the front elevation and an electric fire.

Kitchen Diner

With a selection of matching wall and base units having a straight edge preparation work surface, one and half bowl sink with mixer tap and drainer, integrated dishwasher, fridge freezer, four four ring gas hob, double electric oven and microwave, double glazed window to the rear elevation, double glazed back door, tiled flooring, storage cupboard, recessed spotlighting and an opening leading to:

Sitting Room

With central heating radiator, bi-folding doors leading out onto the patio area, double glazed windows to the side elevations and tiled flooring.

Utility Room

With a base unit, space for washing machine, sink with mixer tap, tiled flooring, recessed spotlighting, integral door to garage and door leading to:

WC/cloaks

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

First Floor Landing



ABODE
SALES & LETTINGS

With central heating radiator, airing cupboard, loft hatch and doors leading off to:

Master Bedroom

With central heating radiator, mirrored sliding wardrobe, double glazed window to the front 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, walk in shower with gravity



ABODE
SALES & LETTINGS





shower and handset, heated ladder towel rail and a double glazed window to the side elevation.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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



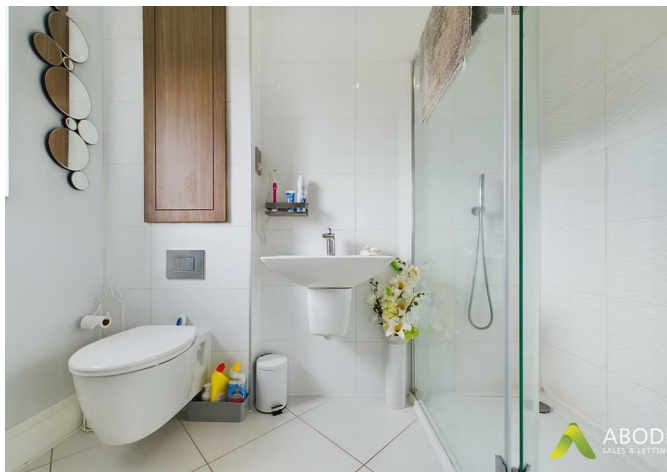
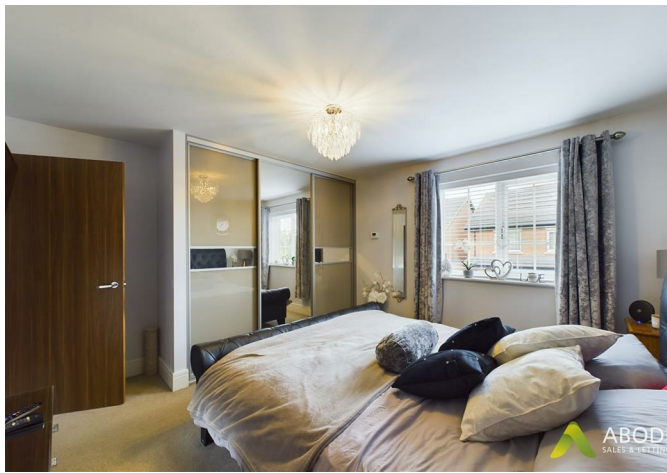
Family Bathroom

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, bath with mixer tap and gravity shower over, tiled flooring, tiled walls, double glazed windows to the side elevation and heated ladder towel rail.

Outside

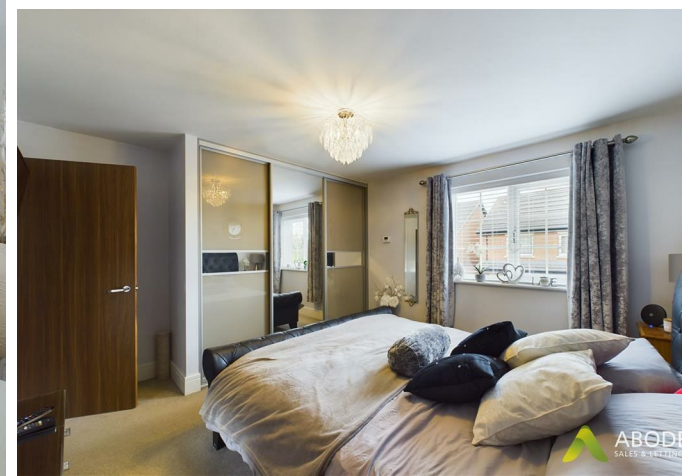
The outside of the property to the front elevation features a driveway providing parking facility which leads to the integral garage having a laid to lawn garden adjacent. The rear elevation offers a beautiful patio area with a view over the laid to lawn garden. Steps lead down to the laid to lawn area having ample space for entertaining, all of which is enclosed via timber fencing.

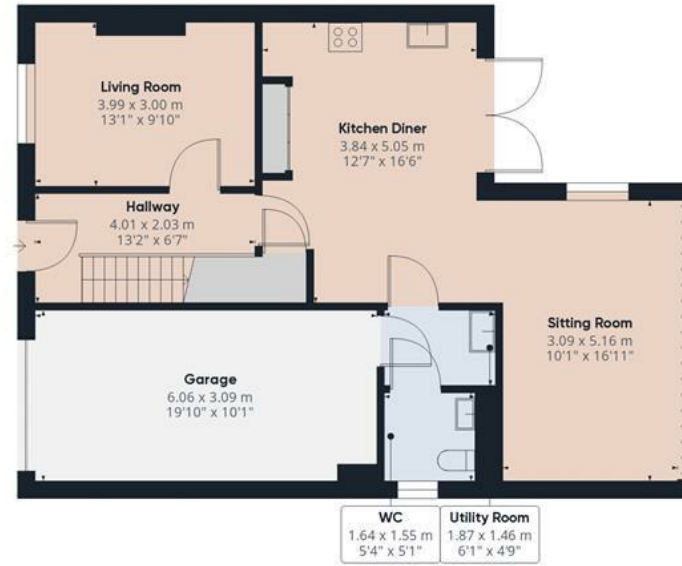












Floor 0



Floor 1

Approximate total area⁽¹⁾

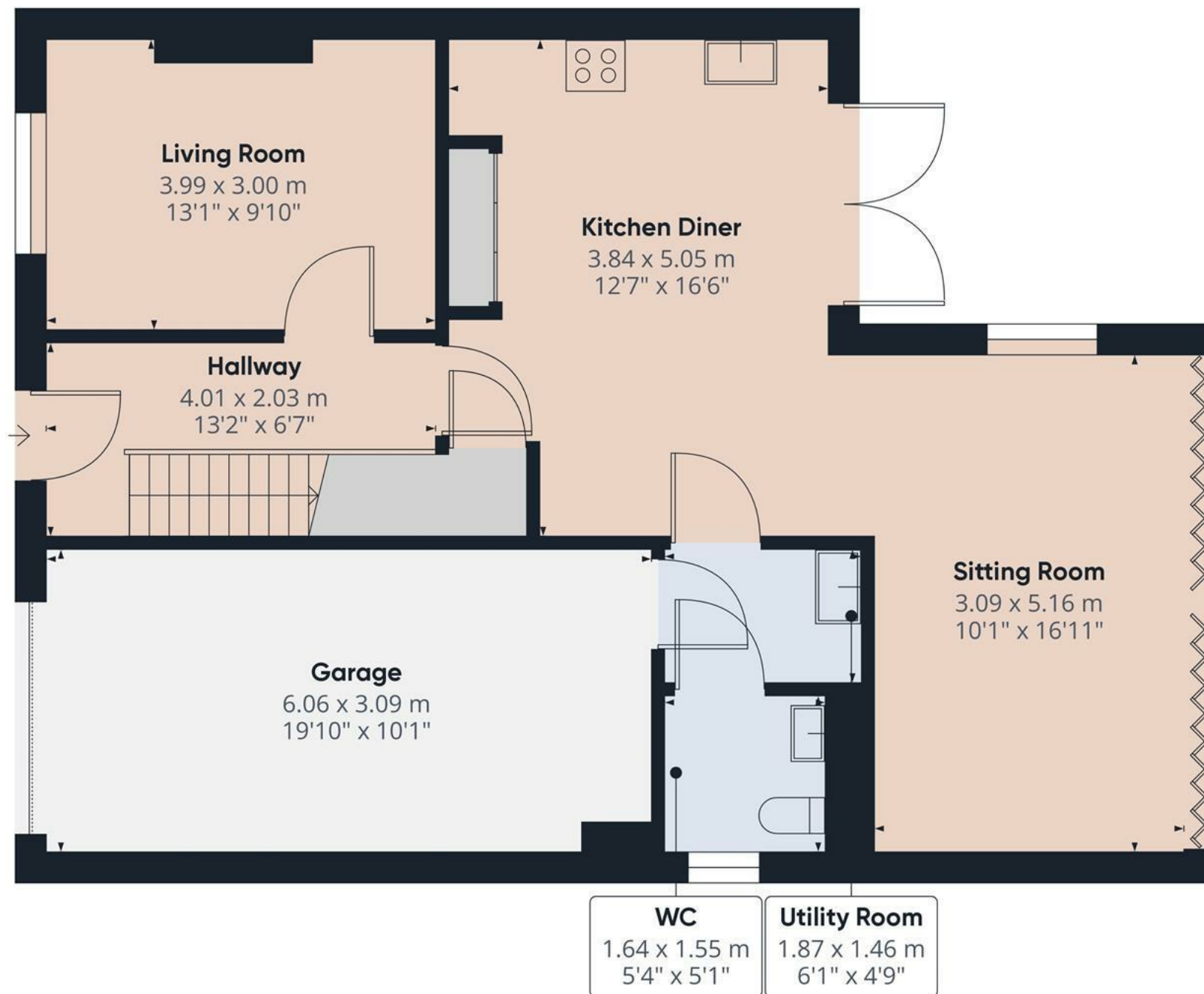
141.62 m²

1524.4 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



Approximate total area⁽¹⁾

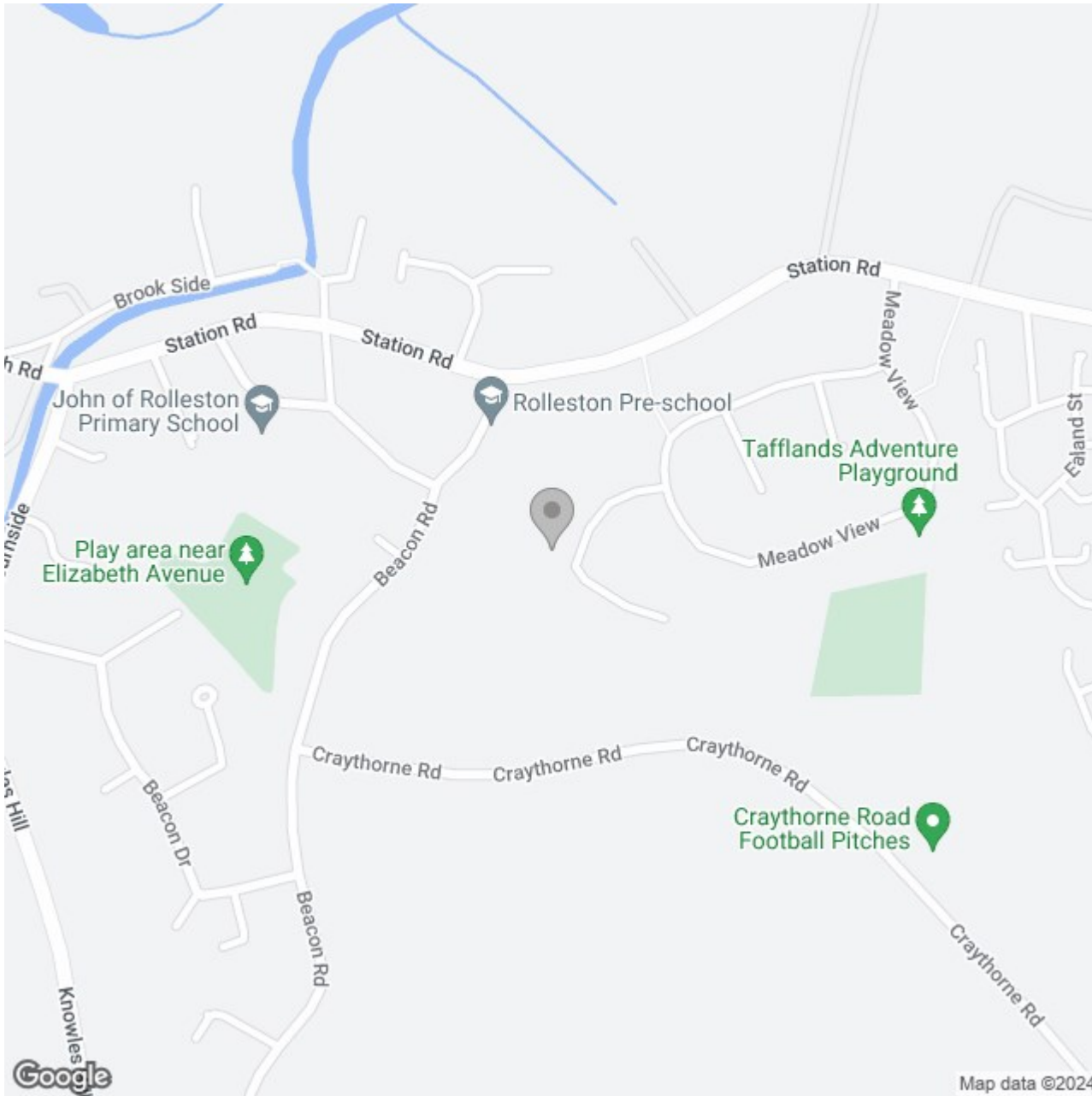
81.65 m²
878.92 ft²

(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		92
(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	