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ABODE
SALES & LETTINGS



**** IMMACULATE EXECUTIVE FAMILY HOME IN THE HIGHLY REGARDED VILLAGE OF STANTON-BY-BRIDGE ****
Substantial and extended property offering an entrance hall, open plan re-fitted high specification kitchen with living and dining space, separate dining room with vaulted ceiling and doors onto the garden. Utility room, cloakroom and a sitting room/family room. Four bedrooms, master bedroom with en suite shower room, family bathroom. Detached double garage, ample parking and gardens to the front and rear. This is a great opportunity not to be missed, contact Abode for a viewing appointment.



HALL

Entrance door onto the hall with Amtico flooring, under floor heating, stairs to the first floor, under stairs storage cupboard and doors to -

CLOAKROOM

Low flush wc, wash hand basin, Amtico flooring, under floor heating.

OPEN PLAN LIVING KITCHEN

High specification kitchen offering fitted wall mounted, base and drawer units with quartz work surfaces and breakfast bar. A range of integrated Bosch appliances including electric fan assisted oven, combi microwave and induction hob. Belfast sink unit with chrome mixer tap and Quooker tap, Velux roof light windows, UPVC double glazed door to the side, two UPVC double glazed windows to the rear overlooking the rear garden, Amtico flooring, under floor heating, integrated full height wine cooler and fridge freezer.

Open into the living space with UPVC double glazed window to the front, Amtico flooring, under floor heating, door way into the dining room.

DINING ROOM

Feature vaulted ceiling, UPVC double glazed window to the front, doors onto the garden, Amtico flooring and under floor heating.

SITTING ROOM

Feature mirrored wall, Amtico flooring, under floor heating and UPVC double glazed window to the front.



UTILITY ROOM

Fitted with matching wall mounted and base units, quartz work surfaces, sink with chrome mixer tap, plumbing and space for a washing machine, Amtico flooring, under floor heating, full height cupboard housing the Worcester oil fired boiler and a stable door to the rear garden.

FIRST FLOOR LANDING

Loft access, airing cupboard and doors to -







BEDROOM 1

Fitted wardrobes, radiator and upvc double glazed window to the front.

EN SUITE

Corner shower cubicle, wash hand basin, radiator and upvc double glazed window.

BEDROOM 2

Fitted wardrobes, radiator and upvc double glazed window to the front.

BEDROOM 3

Fitted wardrobes, radiator and upvc double glazed window to the rear.

BEDROOM 4

Fitted wardrobes, radiator and upvc double glazed window to the rear.

BATHROOM

Re-fitted high specification suite comprising a panel enclosed p-shape bath with chrome mixer shower over and a shower screen, vanity sink unit with wash hand basin and storage under, low flush wc. Amtico flooring, upvc double glazed window to the rear and a heated towel rail.



OUTSIDE

Set back from the road with front drive and lawn. Double oak remote controlled gates through to a long drive round to the double detached garage. The rear garden offers a lawn and patio areas.

DETACHED DOUBLE GARAGE

Remote controlled doors, power and lights.



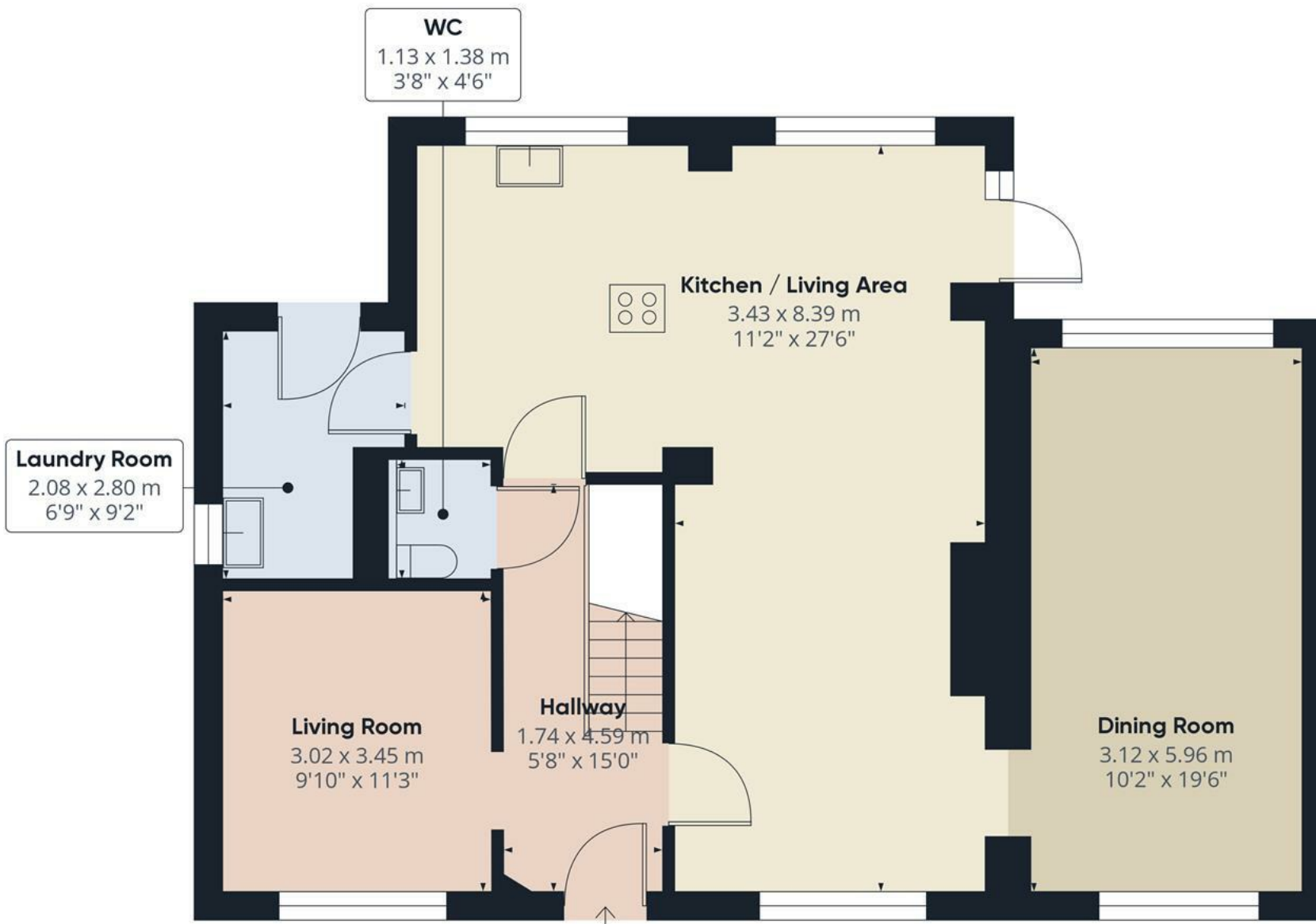






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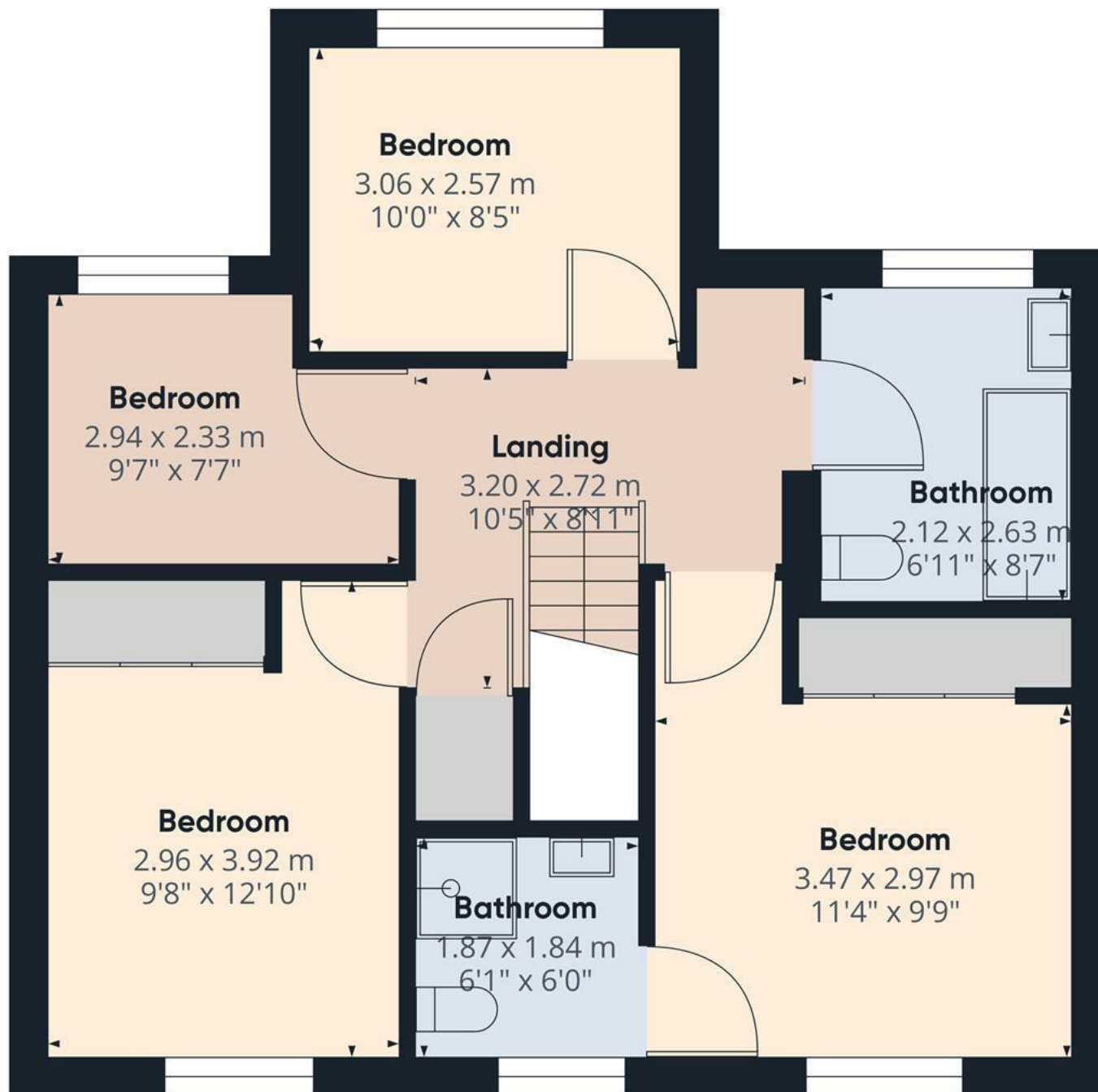
Approximate total area⁽¹⁾
83.28 m²
896.45 ft²

(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.

Floor 0

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

54.53 m²
586.95 ft²

(1) Excluding balconies and terraces

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GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	73	
(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	