





**** BEAUTIFULLY MODERNISED AND PRESENTED PROPERTY ****

This is a great opportunity to purchase a character property in excellent and modern condition throughout. The property benefits from upvc double glazed windows and a gas heating system and in brief offers an entrance hall, lounge with a log burner, bespoke fitted kitchen with built in appliances, island and breakfast bar. Dining area, utility room and a guest cloakroom. Two double bedrooms, and a re fitted bathroom. Enclosed rear garden designed for entertaining and Alfresco dining. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



ENTRANCE HALL

Entrance door into the hall with an American Oak staircase to the first floor with useful storage under. Radiator, wood effect laminated flooring and doors to -

LOUNGE

14'8" x 12'9"

Feature log burner, upvc double glazed bay window to the front elevation and a radiator.

FITTED KITCHEN

12'0" x 9'3"

Bespoke fitted kitchen comprising high gloss wall mounted, base and drawer units, with integrated fridge, freezer, electric oven, warming drawer and microwave and an integrated dishwasher. Centre island with a stainless steel sink unit with boiling mixer tap, an induction hob and a breakfast bar. Radiator upvc double glazed window to the rear and open through to -

DINING AREA

8'3" x 7'3"

Wood effect laminated wood flooring, radiator and upvc double glazed window to the side.



UTILITY

9'0" x 7'9"

Fitted high gloss wall and base units, stainless steel sink and drainer unit, plumbing and space for a washing machine and additional appliance space. Wood effect laminated flooring, upvc double glazed door and window to the side and door to the cloakroom.

CLOAKROOM

Low flush wc and wash hand basin.







FIRST FLOOR LANDING

Loft access with pull down ladder and boarded with light, upvc double glazed window to the rear and doors to -

BEDROOM 1

13'0" x 12'0"

Upvc double glazed window to the rear and a radiator.

BEDROOM 2

11'5" x 11'3"

Upvc double glazed window to the front and a radiator.

BATHROOM

7'9" x 7'4"

Contemporary German made "Gerberit" suite comprising a low flush wc, vanity sink unit with wash hand basin and storage under, freestanding slipper bath and a shower cubicle with drencher head and mirrored privacy glass door. Tiled floor with underfloor heating and obscured upvc double glazed window to the front.

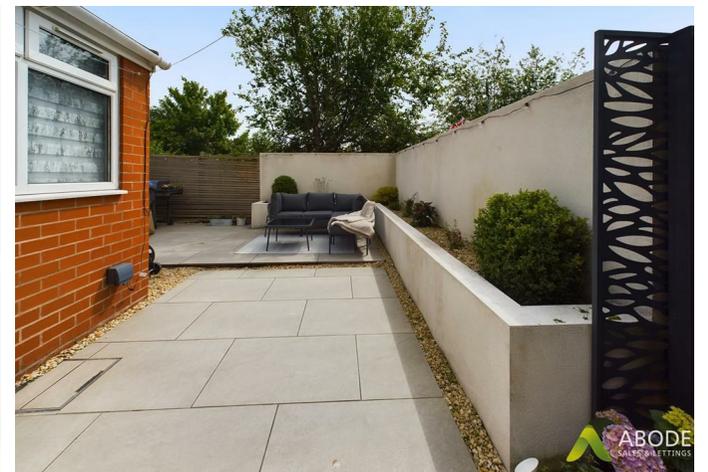


OUTSIDE

Enclosed rear garden designed to take full advantage of the space, paved patio, raised pebble beds and side gated access.



Planning Permission - Planning has been approved for a further single storey ground floor extension to the rear of the property and will valid until 2026. Architectural drawings are available to view on request.





 **ABODE**
SALES & LETTINGS



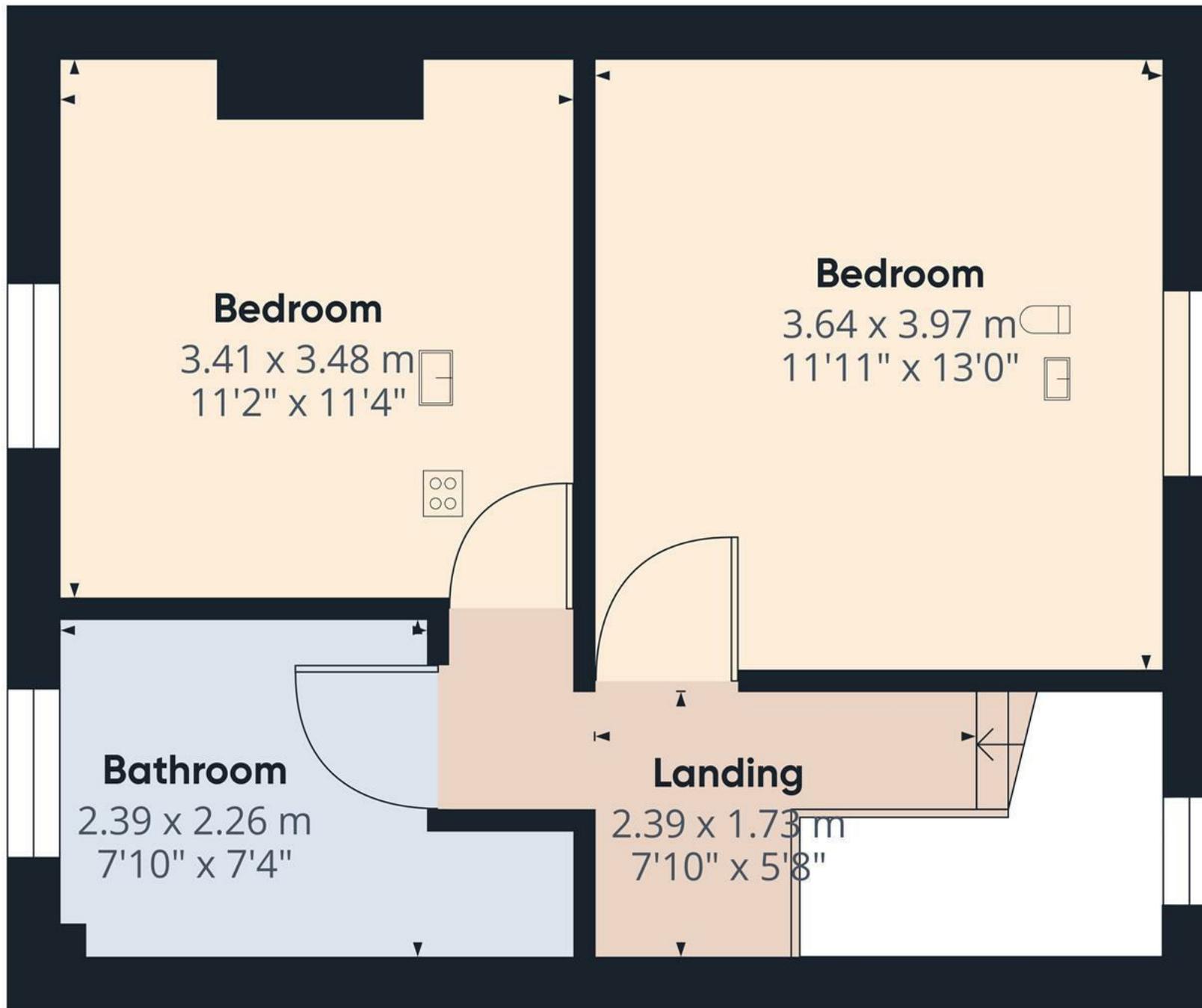
Approximate total area⁽¹⁾
29.29 m²
315.33 ft²

(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.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

36.65 m²

394.51 ft²

(1) Excluding balconies and terraces.

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