



ABODE
SALES & LETTINGS



****** MODERNISED
PROPERTY WITH FITTED
DINING KITCHEN ****** Well
presented semi detached
property located in a quiet
cul de sac location offering
an entrance hall, lounge
with feature log burn, fitted
dining kitchen with doors
onto the garden. Three first
floor bedrooms and a
family bathroom. Ample
parking to the front and
side, single garage and an
enclosed rear garden.
**INTERNAL VIEWING IS
HIGHLY RECOMMENDED.**



HALL

Side entrance door into the hall with stairs to the first floor, radiator, storage cupboard and doors to -

LOUNGE

Feature log burner set on a slate hearth and with a beam mantle, upvc double glazed window to the front and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and hob with extractor, integrated fridge freezer, tiled floor, radiator and upvc double glazed window and doors onto the garden.

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM

Upvc double glazed window, wardrobes and radiator.

BEDROOM

Upvc double glazed window and radiator.

BEDROOM

Upvc double glazed window and radiator.



BATHROOM

Corner bath and a shower cubicle, low flush wc, vanity sink unit with wash hand basin, cupboards and drawers, radiator and upvc double glazed window.

OUTSIDE



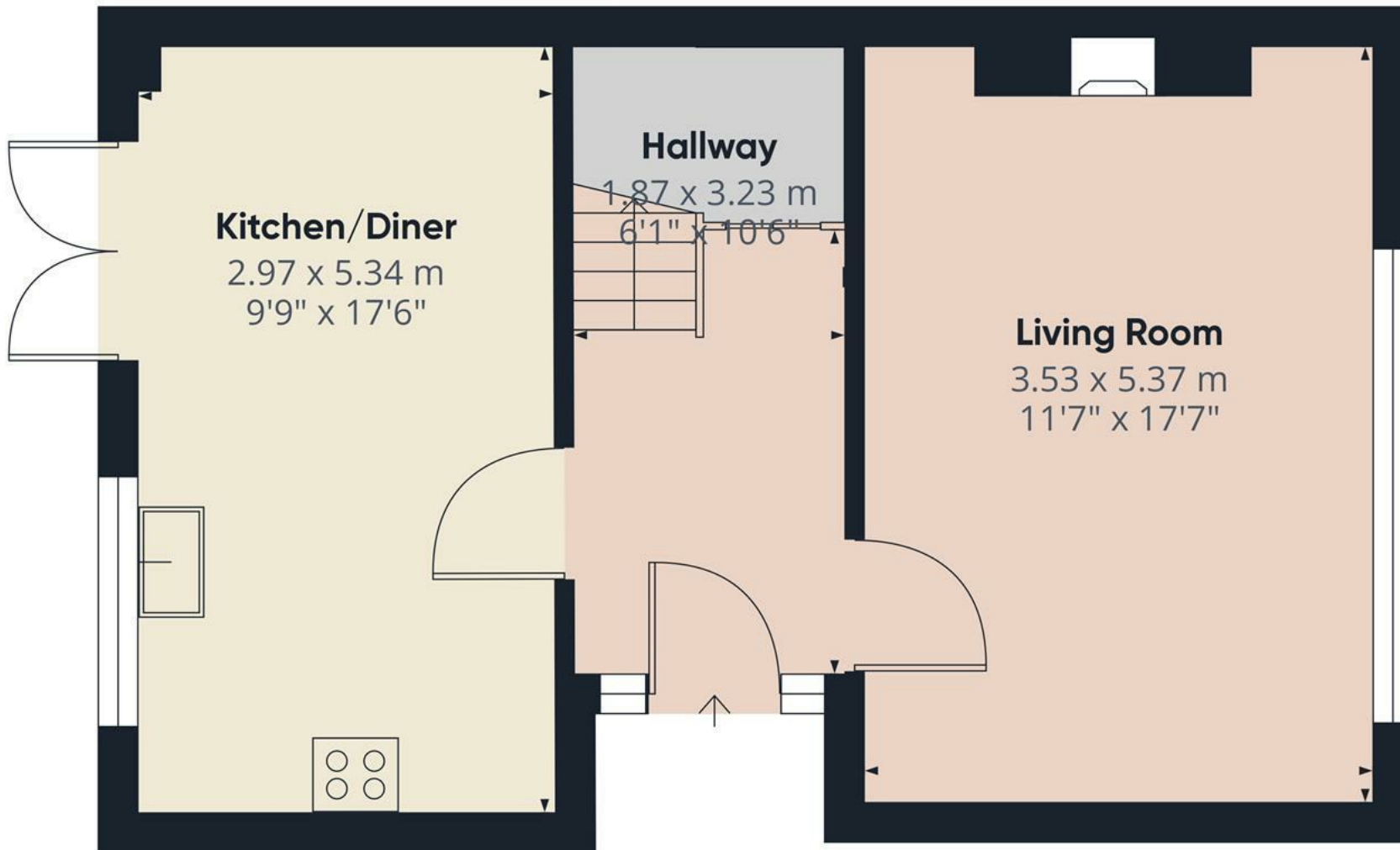




Printed concrete drive to the front and side of the property. Single garage with up and over door, power and lights. Gated access into the enclosed rear garden, kids soft play floor area, paved seating areas, mature plants and shrubs.







Approximate total area⁽¹⁾
43.65 m²
469.84 ft²

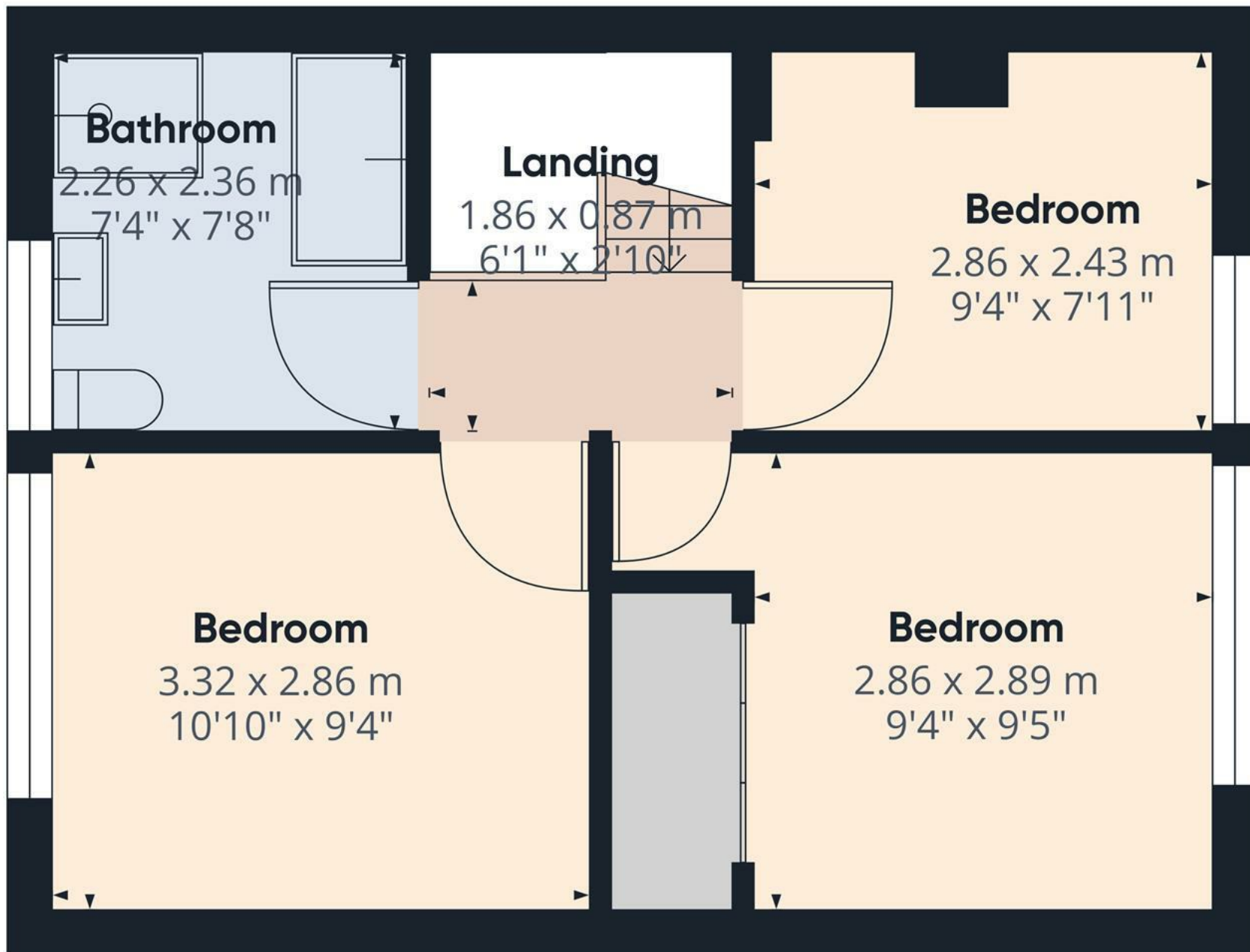
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0



Approximate total area⁽¹⁾

33.93 m²

365.22 ft²

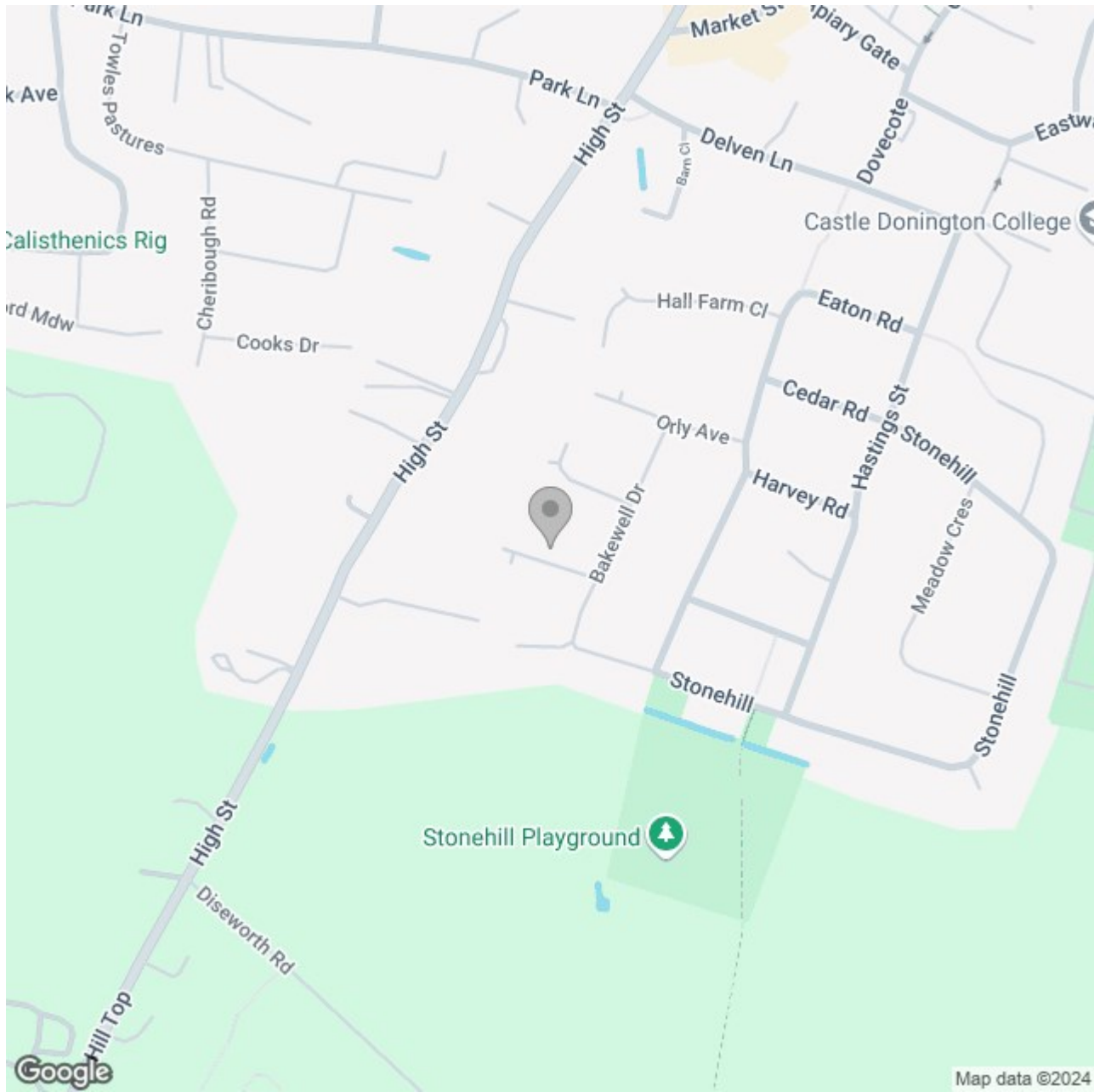
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	70	
(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	