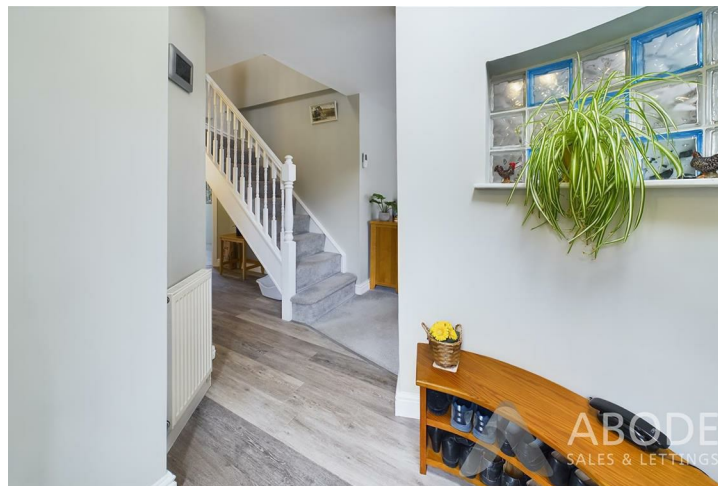




ABODE  
SALES & LETTINGS



\*\*\*\* FULLY MODERNISED THREE BEDROOM DETACHED CHALET BUNGALOW WITH DOUBLE GARAGE \*\*\*\* Well presented home offering a hallway with feature galleried landing. Lounge with feature fireplace with log burner, newly fitted kitchen with built in appliances and a living/dining area and doors onto the garden. Ground floor bedroom and shower room. Two first floor bedrooms and a bathroom. Ample parking to the front, enclosed rear garden and a detached double garage. INTERNAL VIEWING IS HIGHLY RECOMMENDED



## HALL

Entrance door into the hall with feature galleried landing, Karndean flooring , curve wall, stairs to the first floor, radiator.

## LOUNGE

Feature fireplace with log burner, marble inset and hearth and modern surround, upvc double glazed bay window to the front, and window to the side and a radiator.

## KITCHEN DINER

Modern re-fitted kitchen comprising wall mounted, base and drawer units with corian work surfaces and a sink unit with mixer tap. Fitted electric oven and microwave oven, induction hob with downdraft extractor. integrated fridge freezer and dishwasher. Dining area and living area, radiator, Karndean flooring . upvc double glazed window to the side and doors onto the garden.

## BEDROOM ONE

Built in wardrobes, radiator and upvc double glazed window.

## SHOWER ROOM

Enclosed shower, vanity sink unit with wash hand basin and drawers under, low flush wc, chrome ladder style radiator, kardean flooring



## FIRST FLOOR LANDING

Sky light window, radiator and doors to -







### **BEDROOM TWO**

Sky light window, upvc double glazed window, eaves storage, radiator.

### **BEDROOM THREE**

Two sky light windows and upvc double glazed window, radiator.

### **DOUBLE GARAGE**

Electric garage door, power and light, personal door onto the garden.

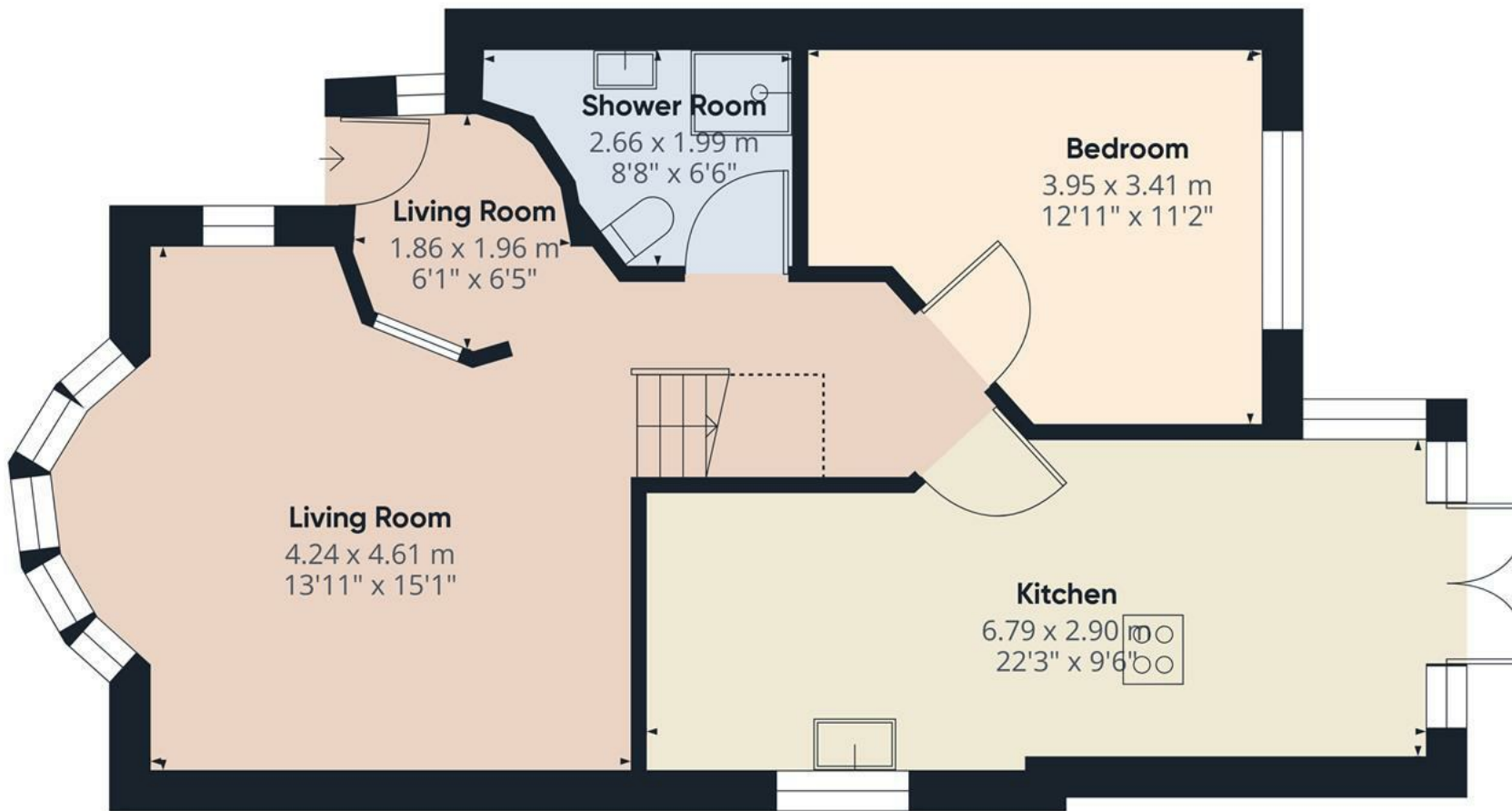
### **OUTSIDE**

Block paved parking to the front detached double garage to the rear. Enclosed rear garden offering lawns, paved seating areas and, vegetable plot and shrubs.









**Approximate total area<sup>(1)</sup>**

63.3 m<sup>2</sup>

681.37 ft<sup>2</sup>

**Reduced headroom**

1.25 m<sup>2</sup>

13.47 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

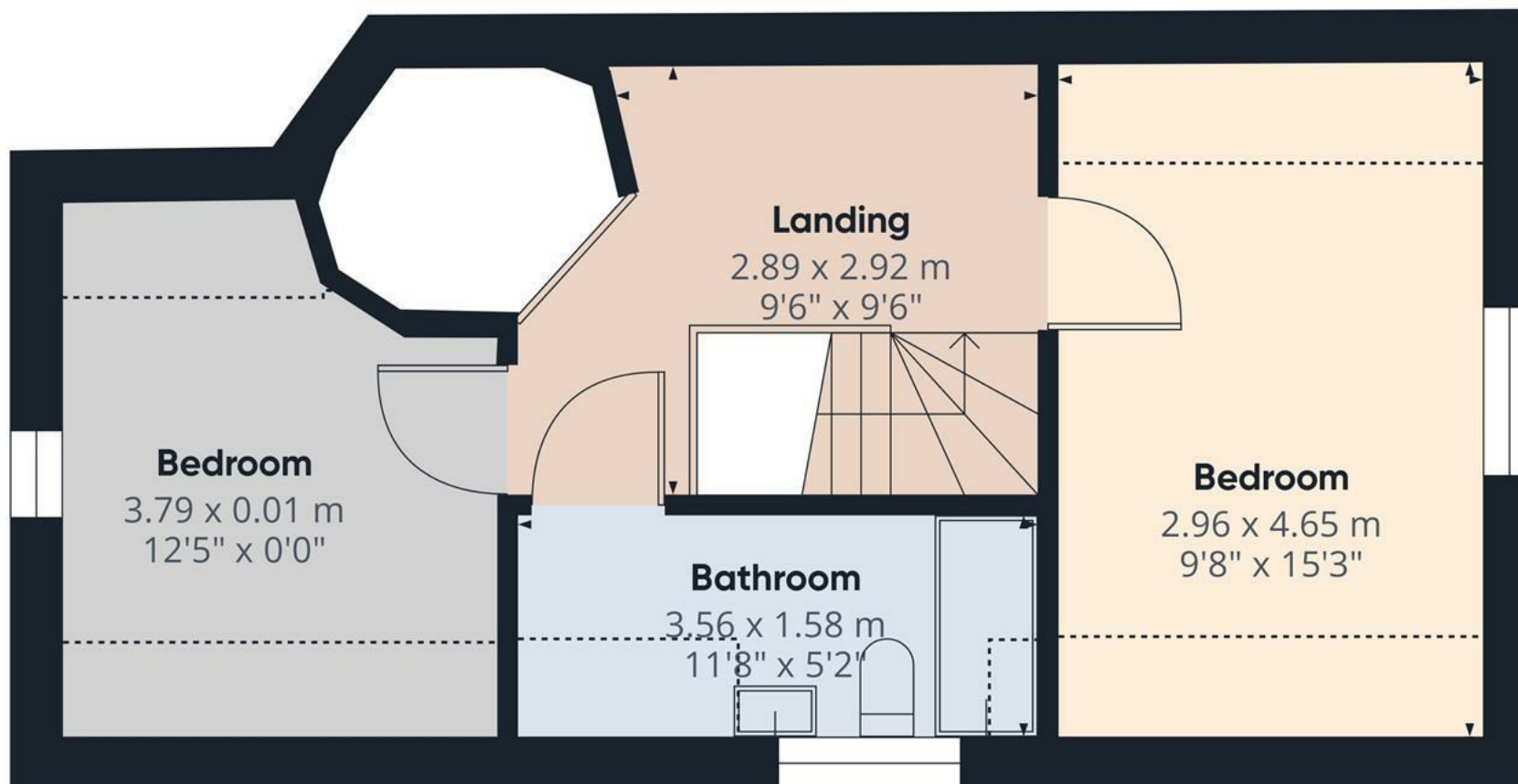
..... Below 1.5 m/5 ft

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**





**Approximate total area<sup>(1)</sup>**

36.71 m<sup>2</sup>  
395.15 ft<sup>2</sup>

**Reduced headroom**

8.15 m<sup>2</sup>  
87.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

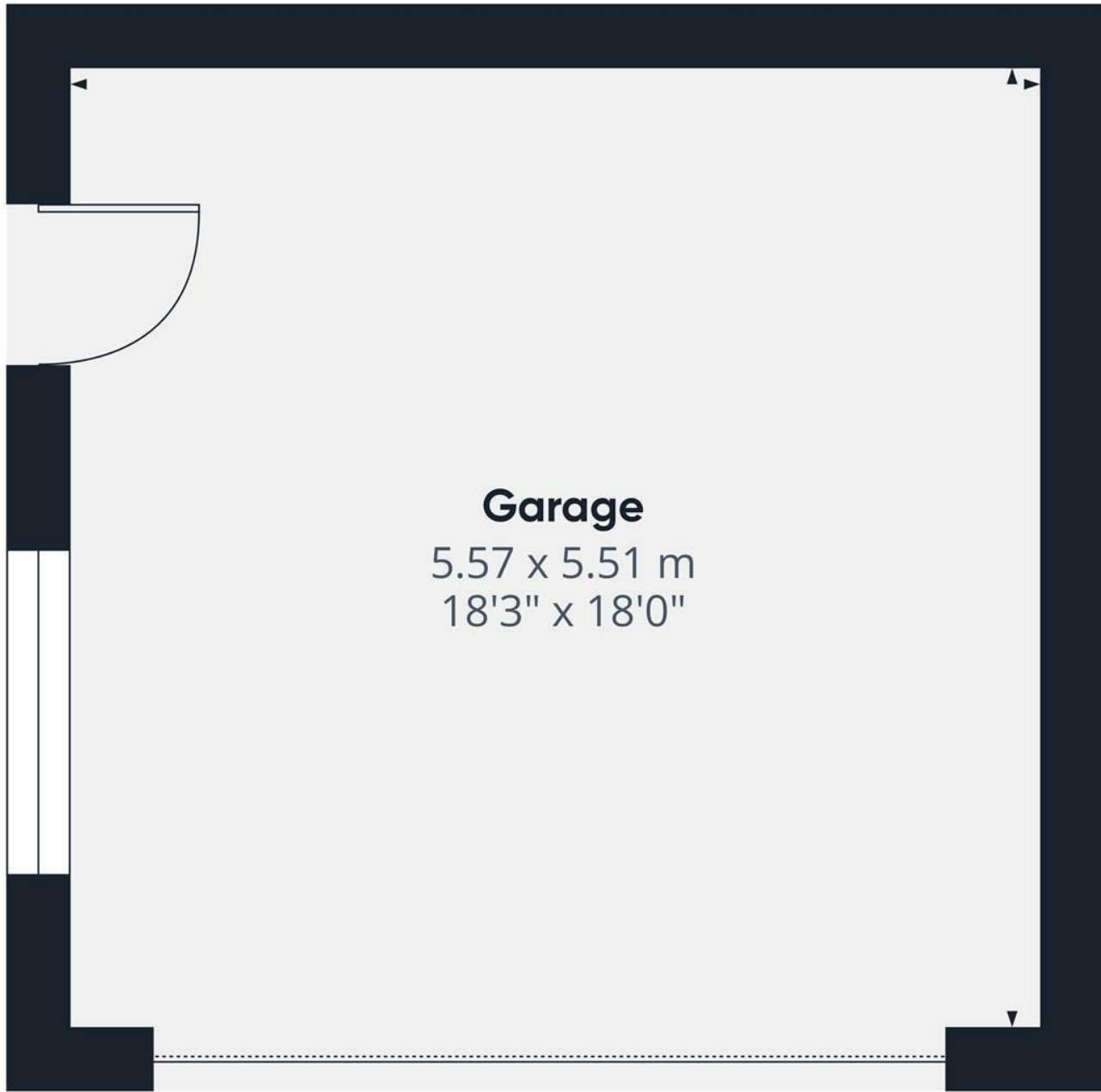
**Reduced headroom**

..... Below 1.5 m/5 ft

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**



**Garage**  
5.57 x 5.51 m  
18'3" x 18'0"

**Approximate total area<sup>(1)</sup>**

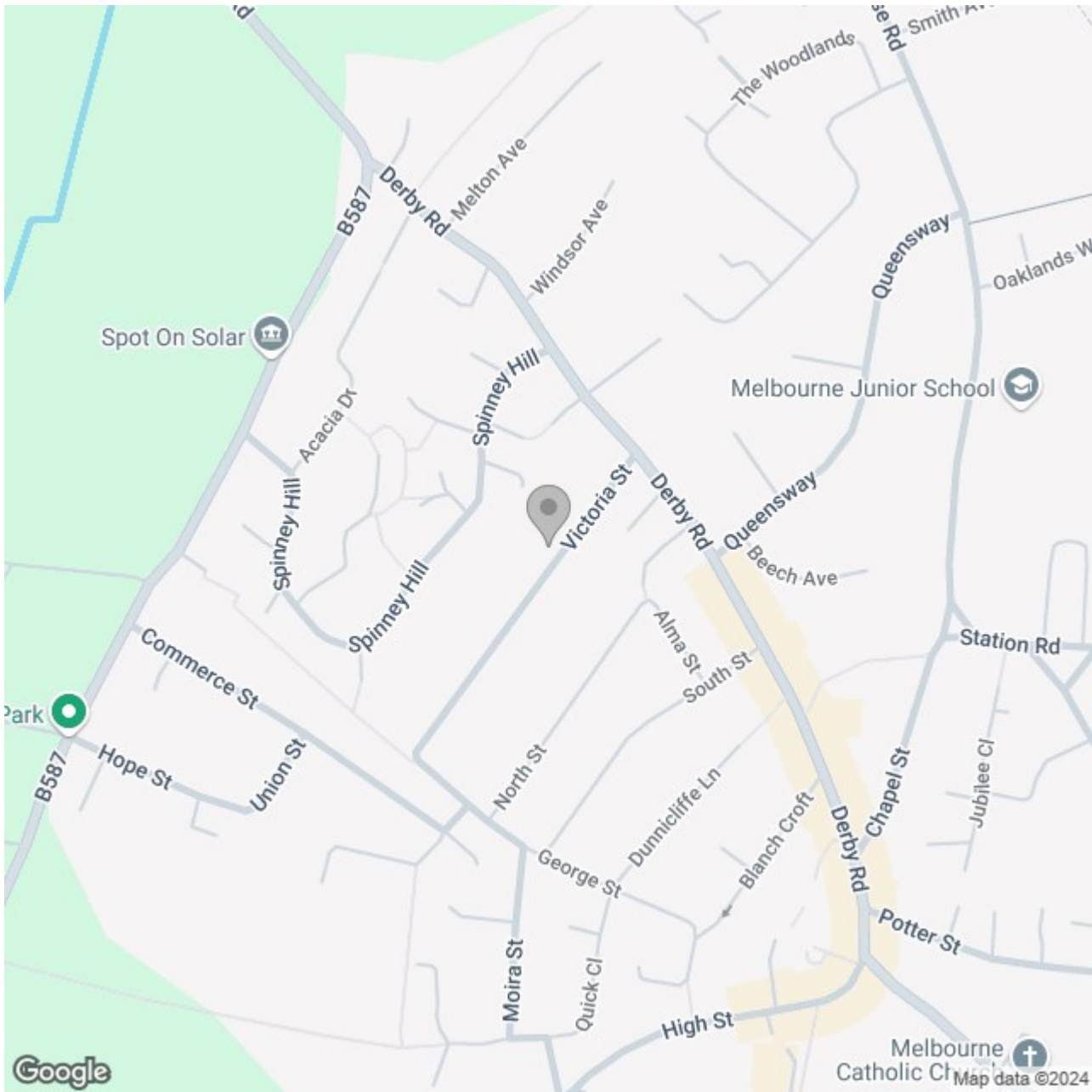
31.33 m<sup>2</sup>  
337.23 ft<sup>2</sup>

(1) Excluding balconies and terraces

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**GIRAFFE360**



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	