



ABODE
SALES & LETTINGS



**** EXTENDED AND IMMACULATE FAMILY HOME **** This is a much-improved detached property offering an entrance hall with guest cloakroom, sitting room with gas stove style fire. High specification fitted dining kitchen with double doors onto the garden, open through to a family room with bifold doors onto the garden. Utility room and porch. Four first floor bedrooms, master with fitted wardrobes and an en suite shower room and a family bathroom. Part converted garage with electric door, drive and an enclosed garden with seating areas, summer house and side storage area. INTERNAL VIEWING IS HIGHLY RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to –

CLOAKROOM

Low flush wc, radiator and wash hand basin.

SITTING ROOM

Upvc double glazed bay window to the front with fitted shutters, feature gas stove style fireplace and a radiator.

KITCHEN DINER

High specification fitted kitchen with wall mounted, base and drawer units, matching island, sink and drainer unit, granite and oak work surfaces. Fitted electric oven and microwave oven, induction hob, integrated dishwasher and space for a washing machine. Upvc double glazed window and double doors onto the garden, radiator and open through to –

LIVING AREA

Radiator, double glazed bi-fold doors onto the garden, door to the porch and a door to the utility room.

UTILITY ROOM

Fitted units and work surface, sink and drainer unit, plumbing and space for washing machine and space for a tumble dryer, radiator and door to the rest of the garage.

PORCH

Useful area for coats, pushchairs etc door to the front.



FIRST FLOOR LANDING

Storage cupboard and loft access.

BEDROOM I

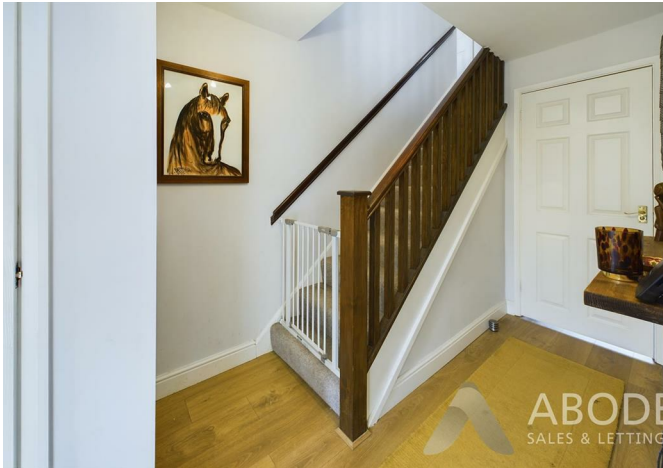
Fitted wardrobes and drawers, radiator and upvc double glazed window to the front with fitted shutters, loft access.

EN SUITE

Enclosed shower, wash hand basin, low flush wc, wash hand basin, radiator and upvc double glazed window.







BEDROOM 2

Upvc double glazed window to the front with fitted shutters, radiator and wardrobes.

BEDROOM 3

Upvc double glazed window to the rear and radiator.

BEDROOM 4

Upvc double glazed window to the rear and radiator.

BATHROOM

Panel enclosed bath with a shower and shower screen, wash hand basin, low flush wc, radiator and upvc double glazed window.

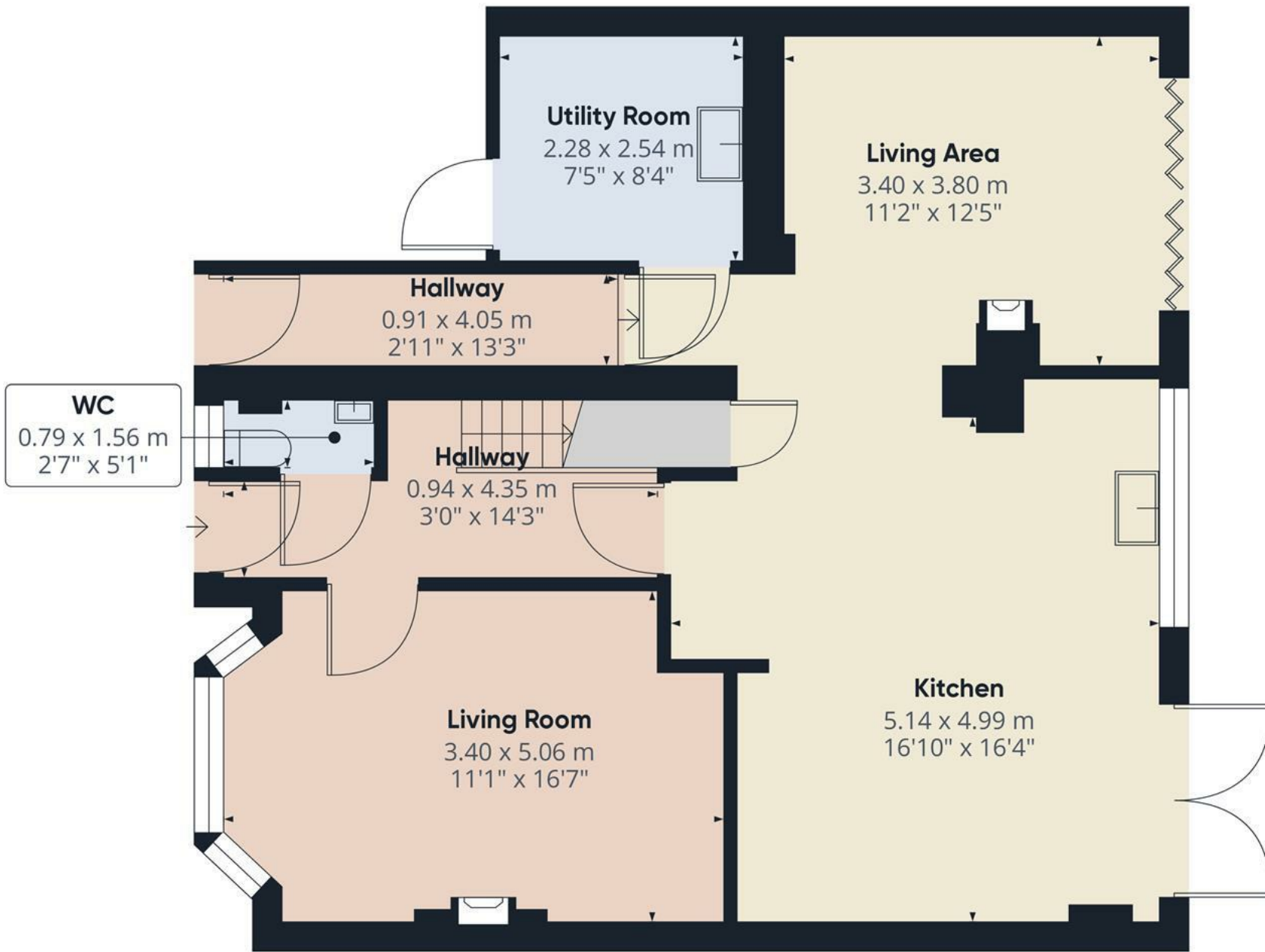
OUTSIDE

Front drive and a lawn, electric roller door to the remaining part of the garage (the rest is the utility room). Side gated access leads to a useful storage area to the side and an enclosed rear garden offering a lawn, seating areas, outside taps and electric point, timber summer house.









Approximate total area⁽¹⁾
72.22 m²
777.36 ft²

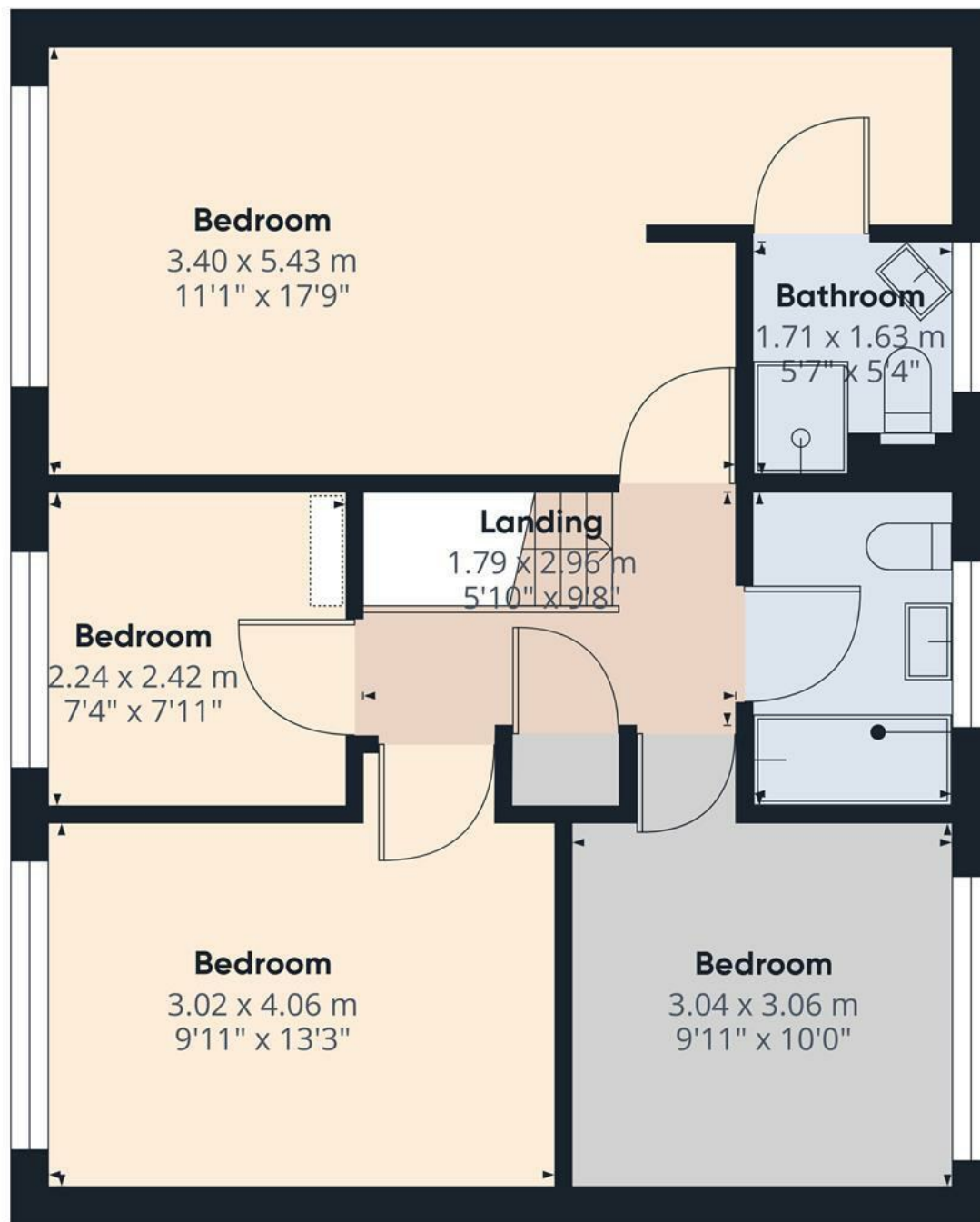
(1) Excluding balconies and terraces

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.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

58.67 m²
631.52 ft²

(1) Excluding balconies and terraces

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