



**ABODE**  
SALES & LETTINGS





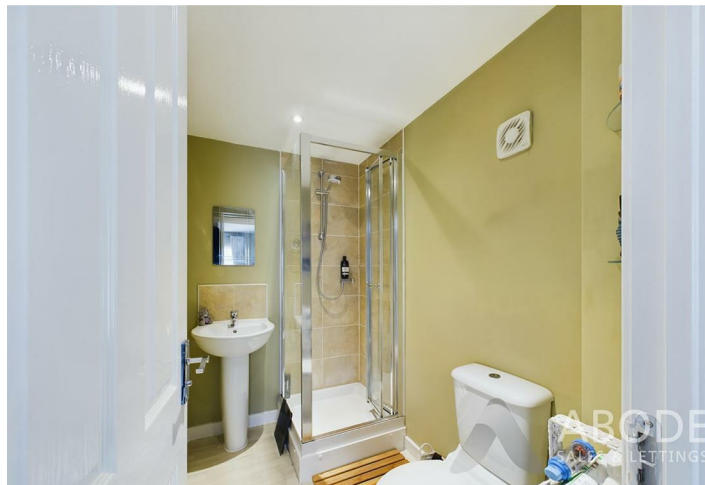
Situated upon an elevated plot in a highly sought after new build location is this 3 storey detached family home having UPVC Double Glazing and Gas Central Heating. Accommodation comprising of entrance hall, living room with French doors leading to patio area, fully fitted breakfast kitchen, utility room, ground floor cloak room, the first floor landing leading to master bedroom with dual aspect windows and ensuite bathroom, 2 further double bedrooms and the family bathroom. The second floor has a landing leading to two generously proportioned bedrooms and shower room. The front of the property overlooks an open green space with mature trees and has paved steps and front pathway, side excess via gated car port leading to a single garage and rear access to the low maintenance landscaped garden with split level paved patio areas, artificial lawn and raised flowerbeds.

















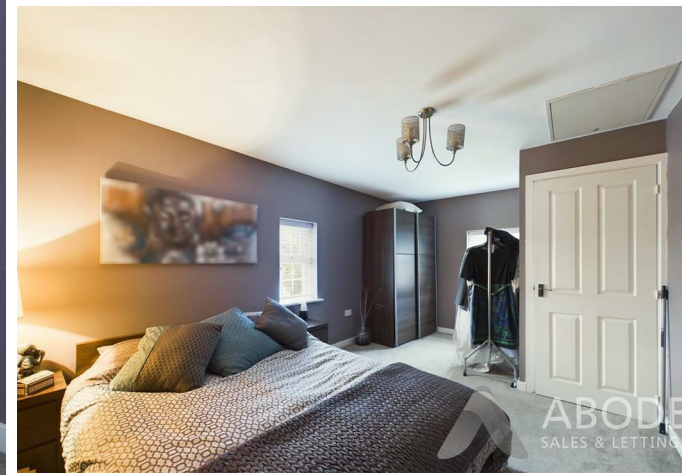


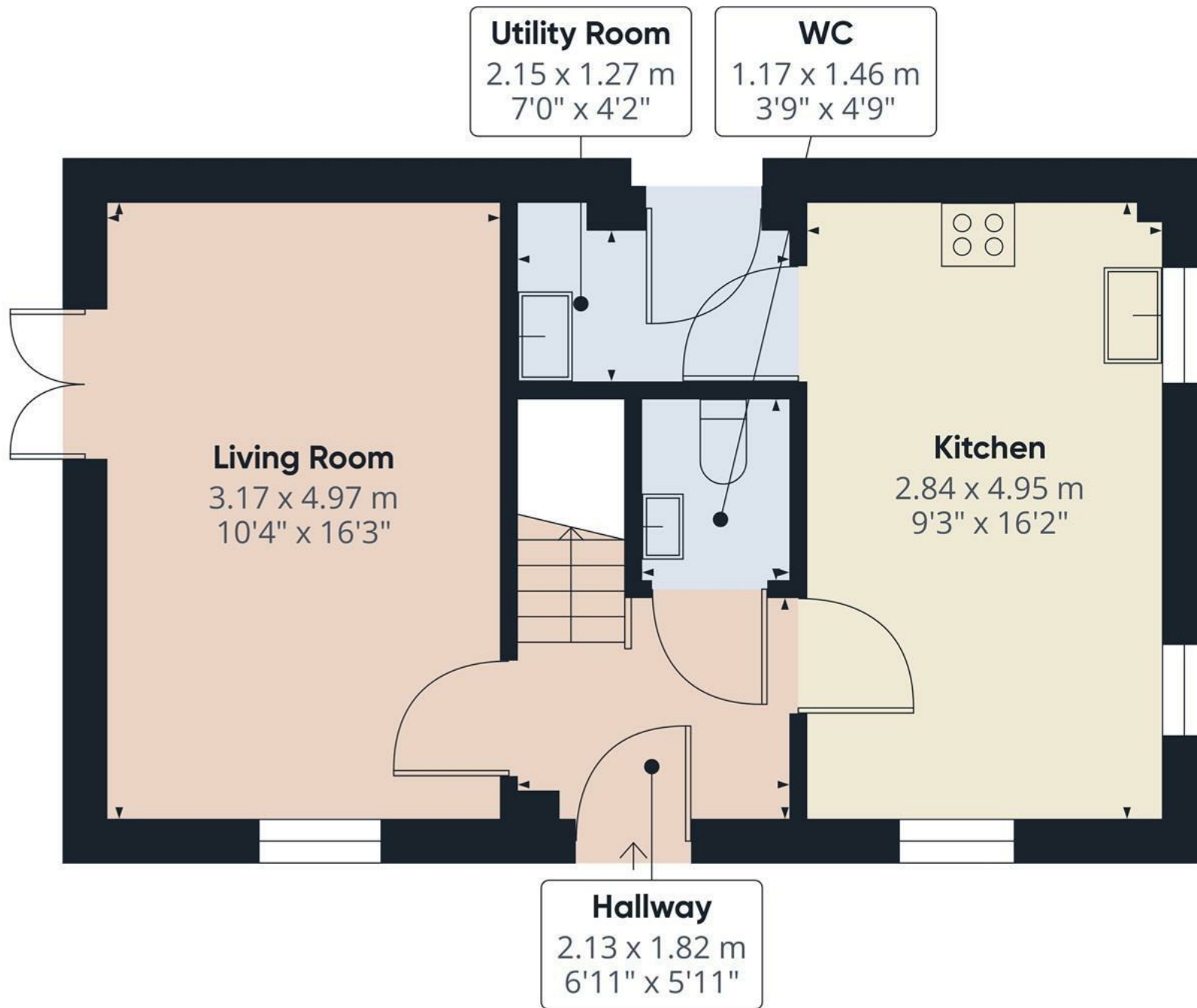


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Approximate total area<sup>(1)</sup>  
40.36 m<sup>2</sup>  
434.43 ft<sup>2</sup>

(1) Excluding balconies and terraces

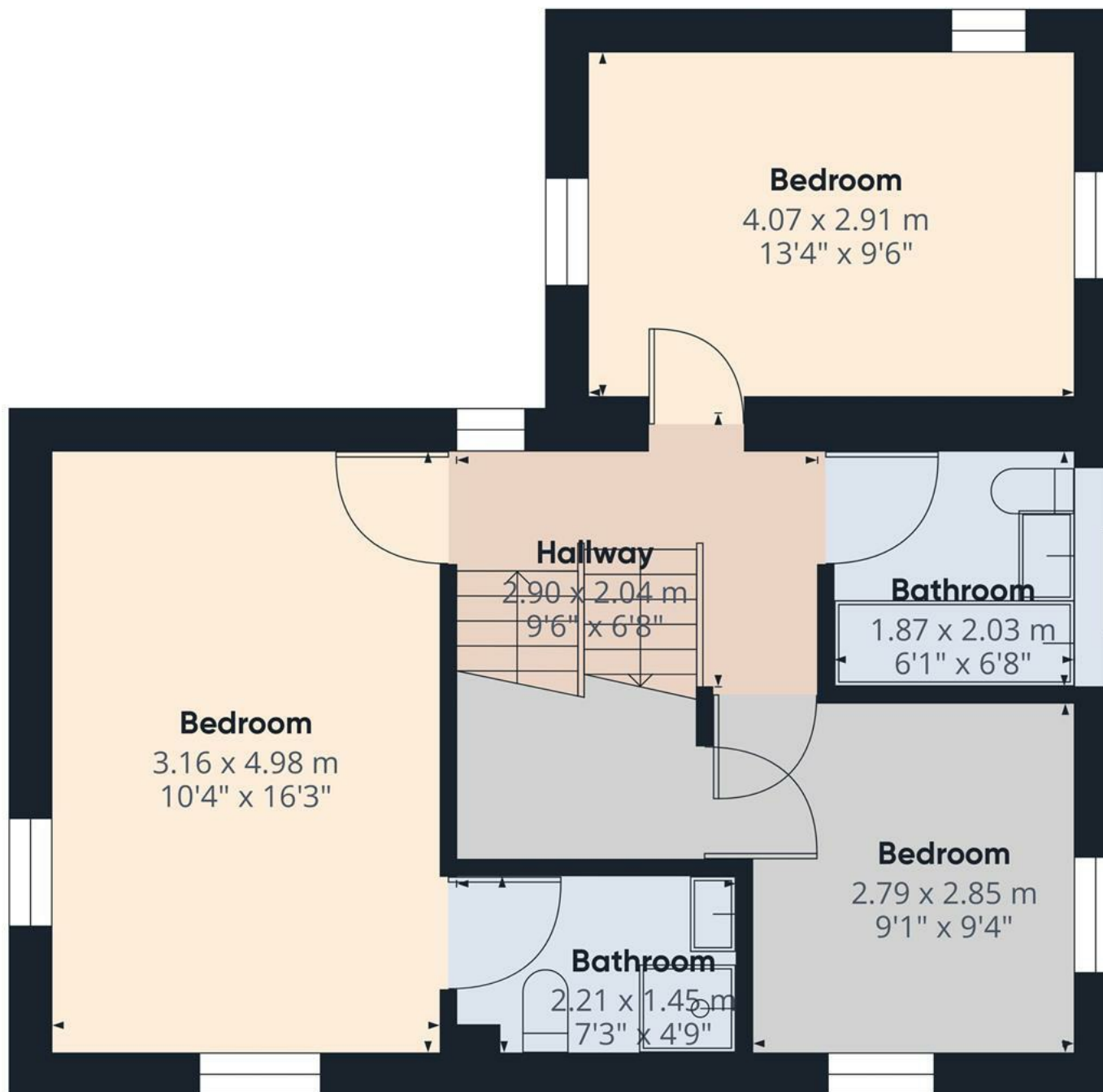
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0





Floor 1

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

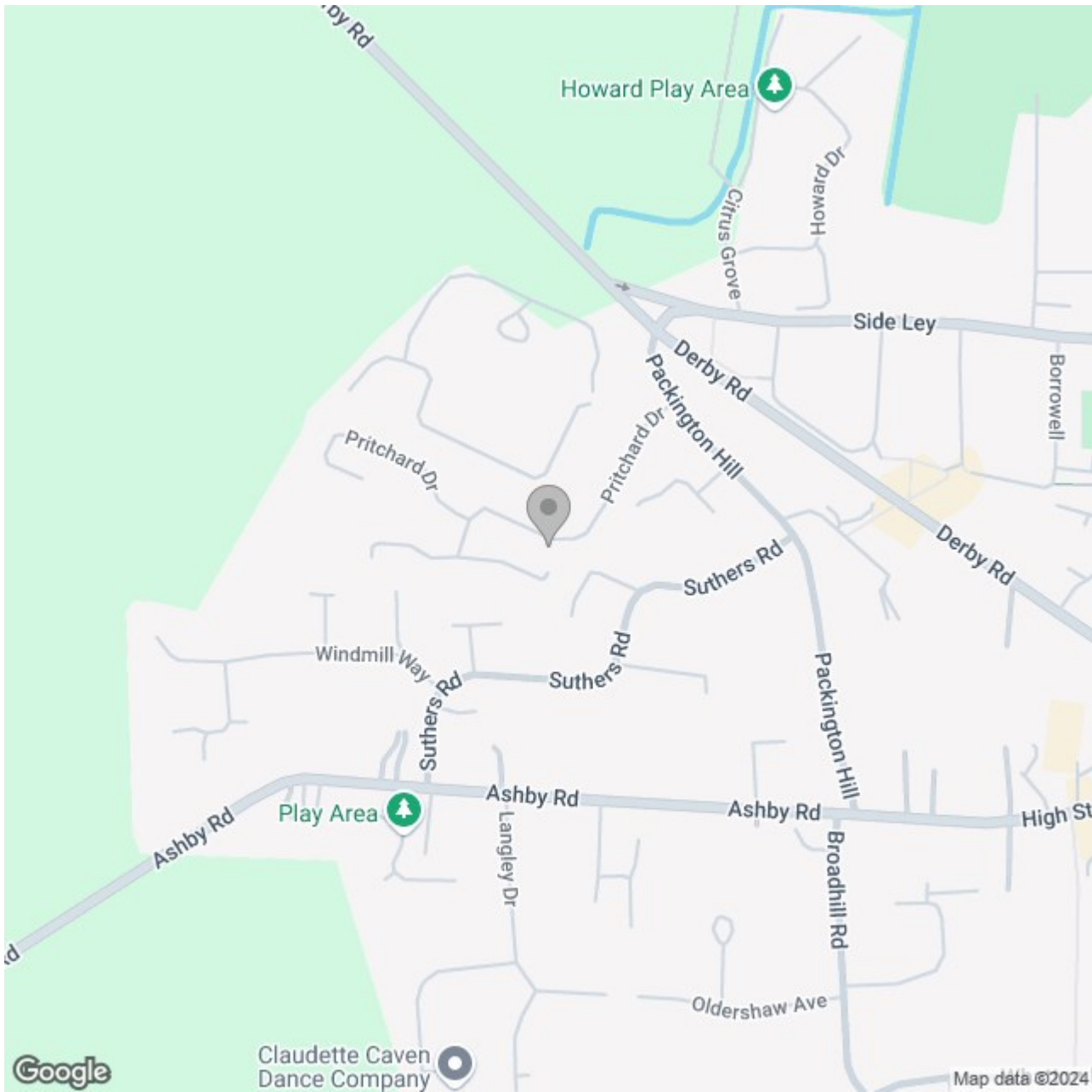
49.91 m<sup>2</sup>  
537.22 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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	