





 **ABODE**  
SALES & LETTINGS

This impressive three-bedroom home offers spacious and versatile living with two generous reception rooms and three well-proportioned double bedrooms, ideal for family life. The beautifully appointed kitchen comes complete with a utility room, perfect for keeping things organised. The standout family bathroom features a luxurious four-piece suite, bringing a touch of elegance to daily routines. Outside, the property boasts a long, well-maintained garden with a detached outbuilding, ideal for use as a games room, studio, or home office. With the added convenience of a garage for secure parking and set in a popular location with excellent access to local amenities and transport links.



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## Ground Floor

Entering through a composite front door, you're welcomed into an entrance hallway, leading to an inner hall with stairs ascending to the first floor. A door opens into the dining room, featuring a charming decorative fireplace with chimney breast and tiled hearth, and ample room to accommodate a full dining set. Natural light floods in from a double-glazed front window, creating a warm, inviting space. A door from here leads to the living room, where an open fireplace with a brick surround serves as the cosy centerpiece. French doors open onto the patio, seamlessly extending the living space outdoors. From the living room, you'll find the well-appointed kitchen, offering a range of matching base units, a four-ring electric hob with extractor, electric oven, and a sink with a mixer tap. A window to the side adds brightness to this functional space, with an opening to the utility area, providing room for a washing machine, chest freezer, and additional storage.

## First Floor

Ascending to the first floor, the landing provides access to three generously sized double bedrooms. Bedroom two, located at the front, enjoys a pleasant outlook, while the master bedroom also benefits from a built-in wardrobe for added convenience. The third bedroom has a charming ornate fireplace, adding character to the space. Completing the first floor is the stunning family bathroom, featuring a four-piece suite, including a freestanding bath with a mixer tap and handset, a separate shower cubicle, and a wash basin with individual taps. A rear-facing window fills the room with natural light, enhancing the elegant feel of this thoughtfully designed home.

## Outside



The outside of the property to the rear elevation offers a long garden with patio areas ideal for entertaining, laid to lawn area, out building currently used as a cinema / games room, and a further seating area, all of which is enclosed via timber fencing.







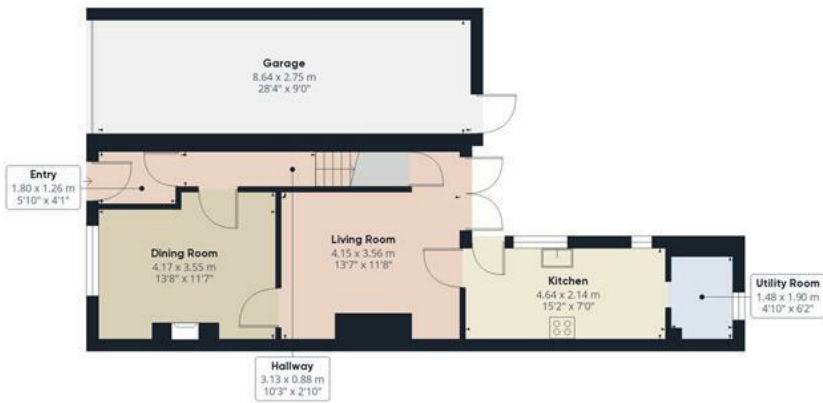












Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

147.4 m<sup>2</sup>

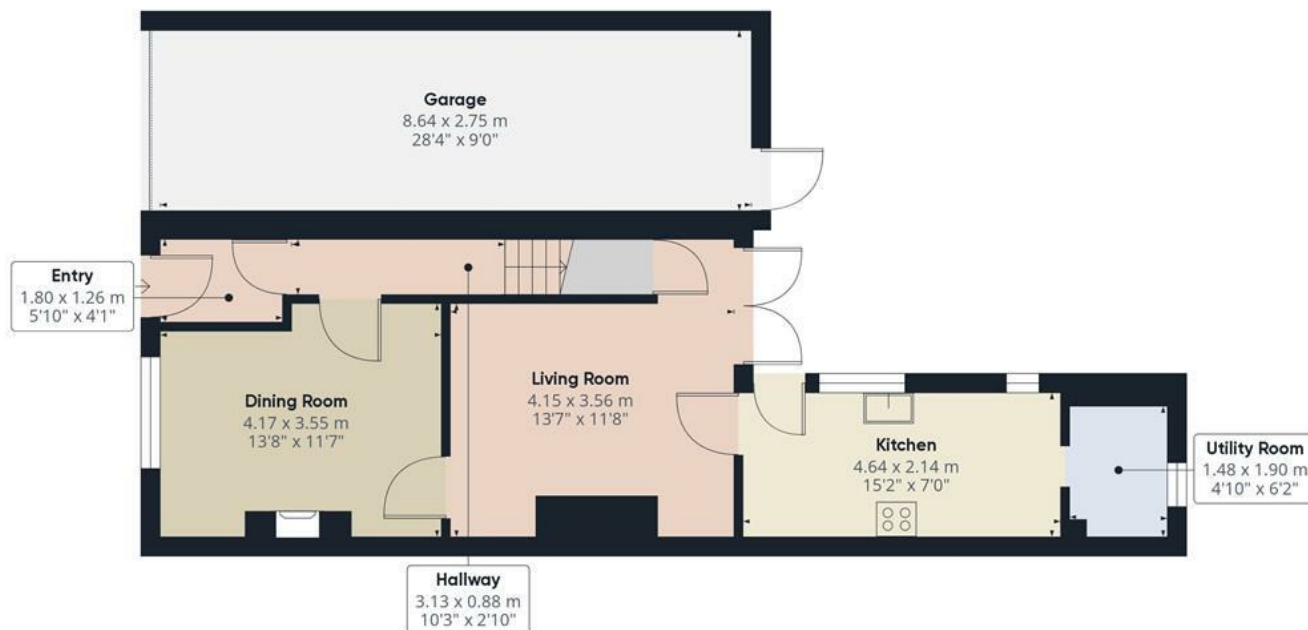
1586.6 ft<sup>2</sup>

(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 Building 1

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

127.75 m<sup>2</sup>  
1375.09 ft<sup>2</sup>



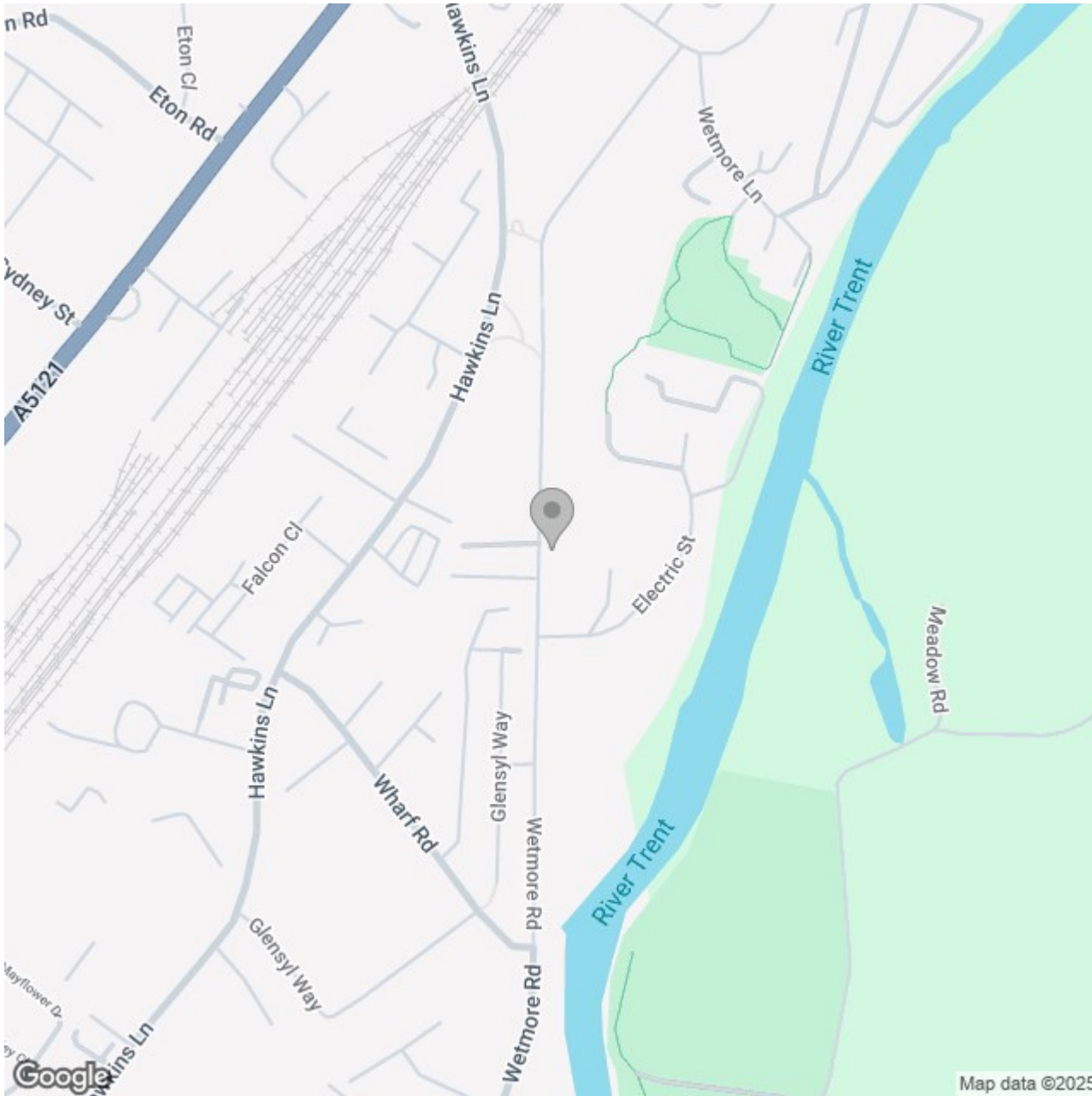
Floor 1 Building 1

(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>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>51</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	