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SALES & LETTINGS

This beautifully presented home offers spacious living throughout, with a seamless flow and a thoughtful design that maximizes comfort and functionality. The expansive kitchen/diner has been expertly knocked through to create a bright, airy, and open-plan living space that serves as the heart of the home. Complemented by elegant limestone flooring, the kitchen area features a range of fitted base and eye-level storage cupboards, with stunning Quartz worktops providing both style and practicality. A classic Belfast sink with a copper-style mixer tap adds a touch of charm. The central breakfast island is perfect for casual dining or socializing, while the larder-style cupboards with folding doors offer additional, discreet storage.

French doors lead directly to the rear garden, enhancing the connection between indoor and outdoor living, while vertically mounted bespoke radiators ensure warmth throughout. For added convenience, there's useful under-stairs storage, making the space both practical and organized. The appliances are available by separate negotiation, providing flexibility to suit your needs.

The property offers four generously sized bedrooms, each providing a comfortable and private retreat for all the family. The property is fully UPVC double glazed throughout, with a full rewire in 2023.

Set on a spacious plot, the home also benefits from a block-paved driveway offering ample parking for several vehicles. The garden areas are generously sized, featuring a mixture of lush lawns and freshly laid washed gravel, providing a low-maintenance yet attractive outdoor space. Enclosing timber fence panels ensure privacy and security, making the entire property both welcoming and private. This home combines style, practicality, and comfort, both inside and out, making it an ideal choice for modern family living.



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## Porch

With a UPVC double glazed door leading into, UPVC double glazed windows to front and side elevations,

## Hallway

With staircase rising to the first floor landing, central heating radiator, thermostat, gas meter and electric alarm meter and consumer unit (property fully rewired in 2023). Internal doors leading to:

## Lounge

This inviting room features a UPVC double-glazed box bay window to the front, offering plenty of natural light, complemented by a stylish, old-school Milano Windsor central heating radiator. The focal point of the room is the charming cast iron fireplace with a tiled hearth and elegant oak mantle, adding both warmth and character. The room is finished with beautiful Herringbone oak parquet flooring, creating a seamless and timeless look. UPVC double-glazed sliding patio doors open onto the rear garden, enhancing the connection between indoor and outdoor spaces. Currently utilised as a study area, including additional features such as TV aerial point, telephone point, and an internal door leading to:



## Kitchen/Diner

This stunning kitchen/diner has been expertly opened up to create a large, airy, and bright living space that seamlessly combines cooking, dining, and relaxing areas. The room is finished with beautiful complementary limestone flooring that adds both elegance and practicality. The kitchen boasts a range of fitted base and eye-level storage cupboards, offering ample space for all your essentials, while the striking Quartz worktops provide both functionality and style. A classic Belfast sink with a copper-style mixer tap adds a touch of charm to the space.







A central breakfast island provides a perfect spot for casual dining or socializing, while the larder-style cupboards with folding doors offer additional storage, keeping the space organized and clutter-free. French doors lead directly to the rear garden, enhancing the flow between indoor and outdoor living. The room also features vertically mounted bespoke radiators, adding a modern touch and ensuring warmth throughout. For added convenience, there's useful under-stairs storage, ideal for keeping everyday items out of sight but easily accessible. This bright, spacious room has been thoughtfully designed to be both practical and stylish, making it the perfect heart of the home.

### Side Hall

With a UPVC double glazed side entry door, leading to:

### Cloaks/WC

With wash hand basin built in to the low level W.C., having mixer tap and tiled splashback, UPVC double glazed window to the rear elevation. Discerning buyers can easily plumb a central heating radiator if required.

### Landing

The landing provides a central connection to the home's first-floor rooms and features a central heating radiator, loft hatch, and a smoke alarm for convenience and safety. A useful over-stairs airing cupboard houses the Worcester Bosch combination gas boiler, ensuring easy access for household needs. Internal doors lead to the bedrooms and the family bathroom.

### Bedroom One

A bright and airy room with a UPVC double-glazed window to the front elevation and a central heating radiator, offering a comfortable retreat for relaxation.

### Bedroom Two

This well-proportioned room overlooks the rear garden through a UPVC double-glazed window, creating a peaceful and serene space.

### Bedroom Three

A generously sized double bedroom, featuring a UPVC double-glazed window to the front elevation that fills the room with natural light and central heating radiator.

### Bedroom Four

Perfect as a guest room, child's bedroom, or even a home office, this versatile room features a UPVC double-glazed window to the rear elevation and a central heating radiator.

### Bathroom

This family bathroom has a UPVC double-glazed frosted window to the front elevation allows for privacy and natural light. The space features a modern three-piece suite, including a low-level WC with a continental flush, a pedestal wash basin with a sleek mixer tap, and a panelled bath unit with a shower overhead. Complementary tiling adorns both the floor and walls, while a chrome heated towel radiator completes this elegant space.





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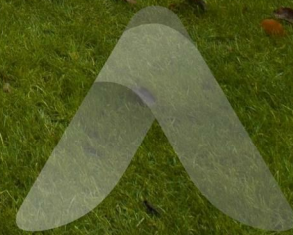
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Floor 0



Floor 1

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

107.69 m<sup>2</sup>

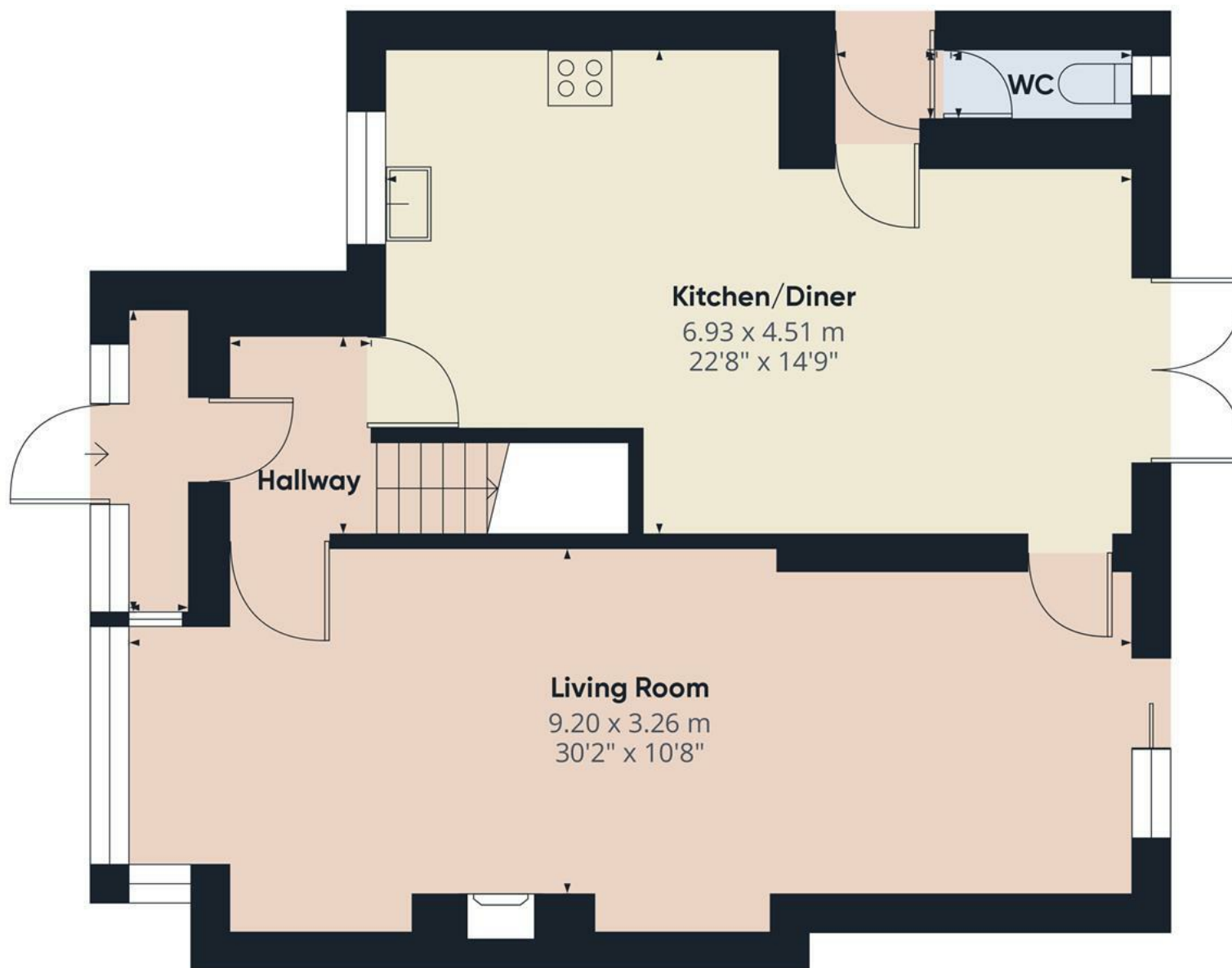
1159.15 ft<sup>2</sup>

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

63.14 m<sup>2</sup>  
679.62 ft<sup>2</sup>

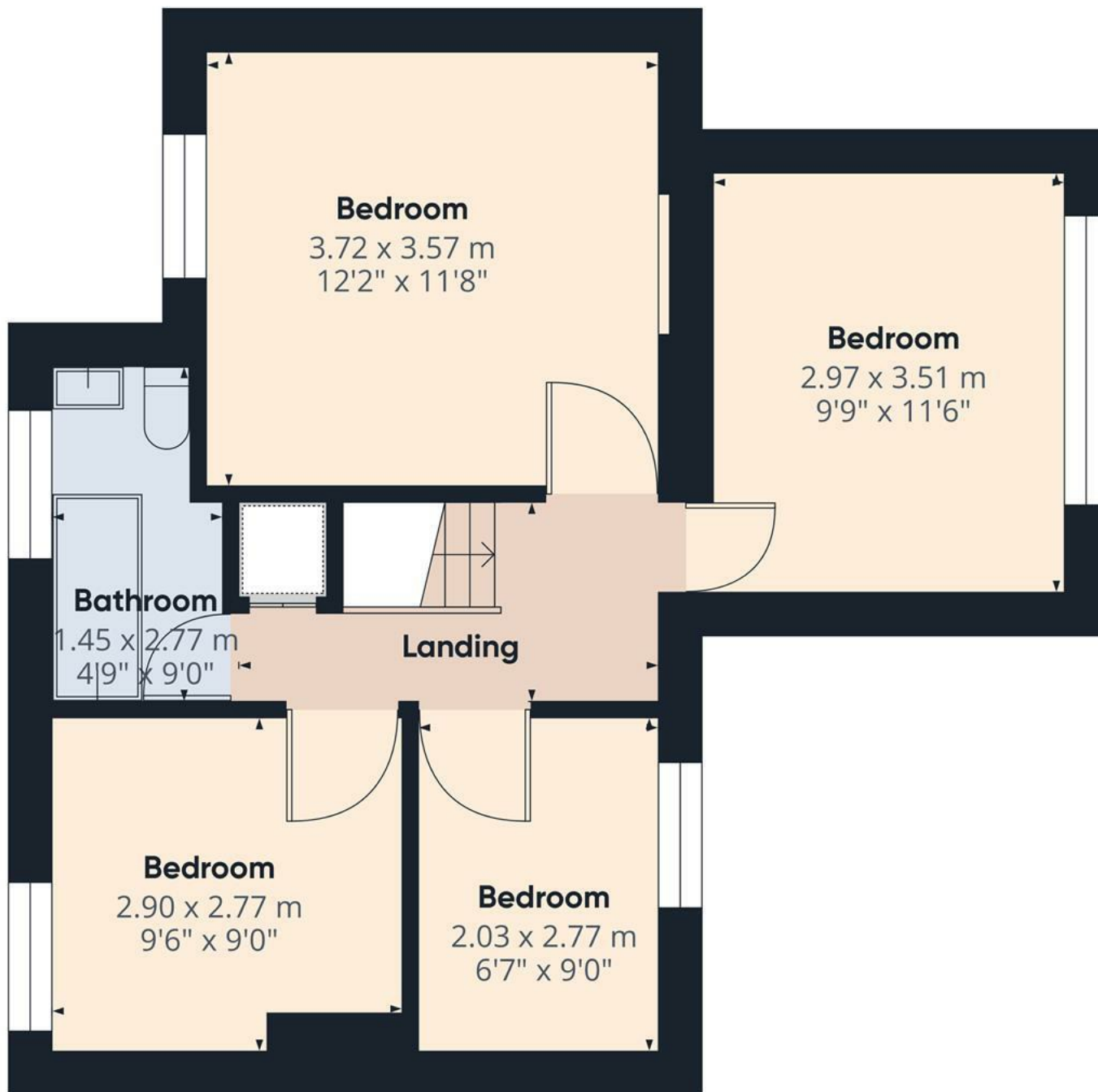
(1) Excluding balconies and terraces

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Floor 0



Floor 1

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

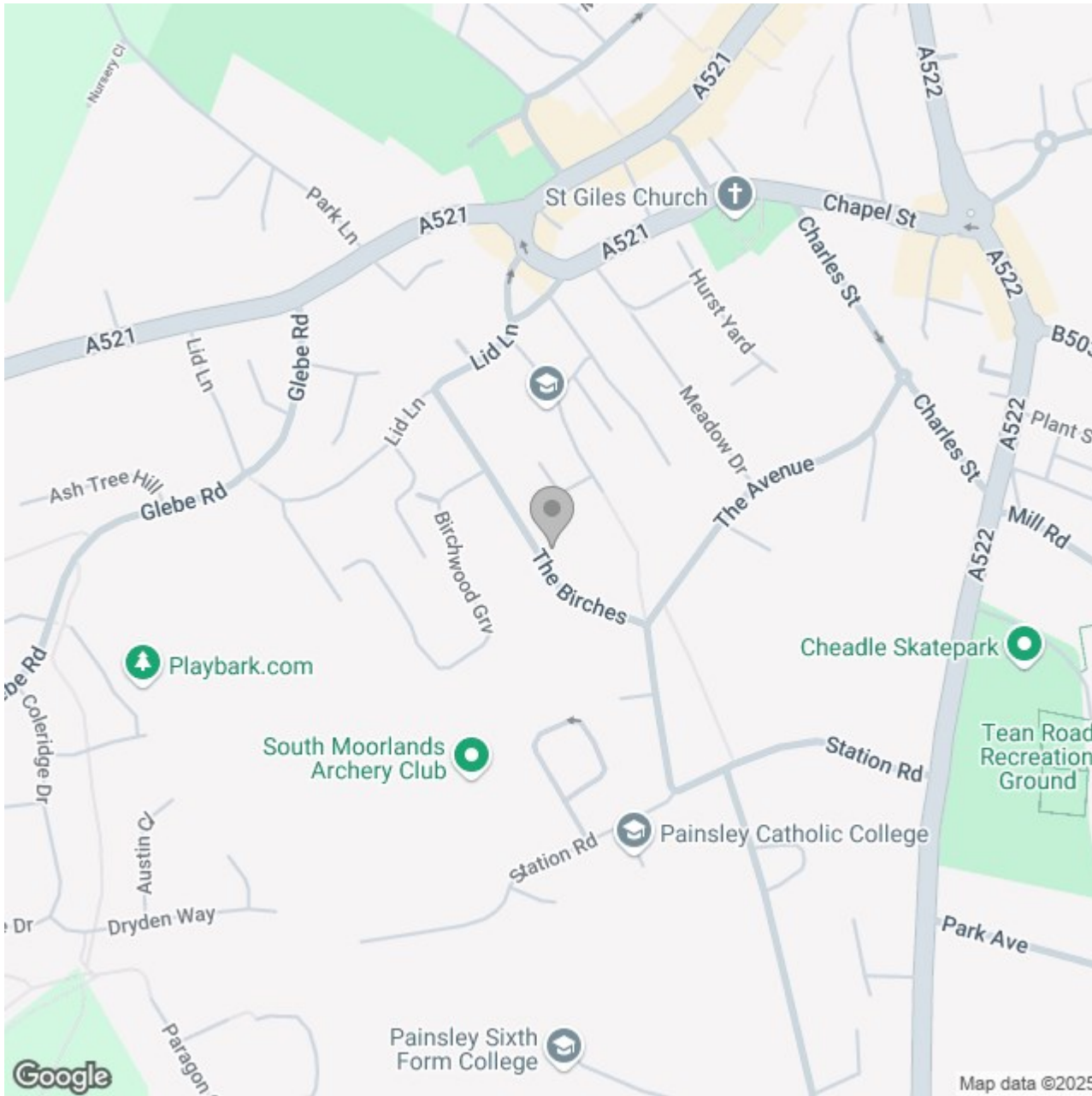
44.55 m<sup>2</sup>  
479.53 ft<sup>2</sup>

(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>		
(81-91) <b>B</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	