



**ABODE**  
SALES & LETTINGS



\*\*\*\* COUNTRYSIDE VIEWS TO THE REAR \*\*\*\*\* DETACHED FAMILY HOME WITH A DETACHED DOUBLE GARAGE  
\*\*\*\* Well presented property offering a porch and hall, lounge, dining room and a family room, fitted kitchen with built in appliances. Four bedrooms, master with an en suite and a family bathroom, converted attic room. Front and rear garden, ample parking.  
VIEW BY APPOINTMENT



## PORCH

Entrance door into the porch, tiled floor and a door into the hallway.

## HALLWAY

Stairs to the first floor, radiator, upvc double glazed window and doors to -

## FAMILY ROOM

Upvc double glazed window to the front and a radiator.

## DINING ROOM

Two radiators, laminated wood flooring, storage cupboard, upvc double glazed windows to the front and side, door to the kitchen and double folding doors into the lounge.

## LOUNGE

Feature living flame coal effect gas fire with marble inset and hearth and a wood surround. Two radiators and upvc double glazed windows and doors onto the garden.

## KITCHEN

Fitted wall mounted, base and drawer units with works surfaces and a one and a half bowl sink unit with drainer and mixer tap. Fitted electric oven and microwave oven, gas hob and an extractor hood. Integrated fridge freezer and a dishwasher, upvc double glazed window to the rear overlooking the garden and a door to the side.

## FIRST FLOOR LANDING

Door to the stairs to the loft room and a doors to -



## BEDROOM I

Built in wardrobes and a cupboard, upvc double glazed window to the front, radiator and door to -

## EN SUITE

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







### **BEDROOM 2**

Upvc double glazed window and radiator.

### **BEDROOM 3**

Upvc double glazed window and radiator.

### **BEDROOM 4**

Upvc double glazed window and radiator.

### **BATHROOM**

Panel enclosed bath, low flush wc, wash hand basin, airing cupboard, radiator and upvc double glazed window.

### **LOFT ROOM**

Stairs up to the converted loft with window, power and light.

### **DOUBLE GARAGE**

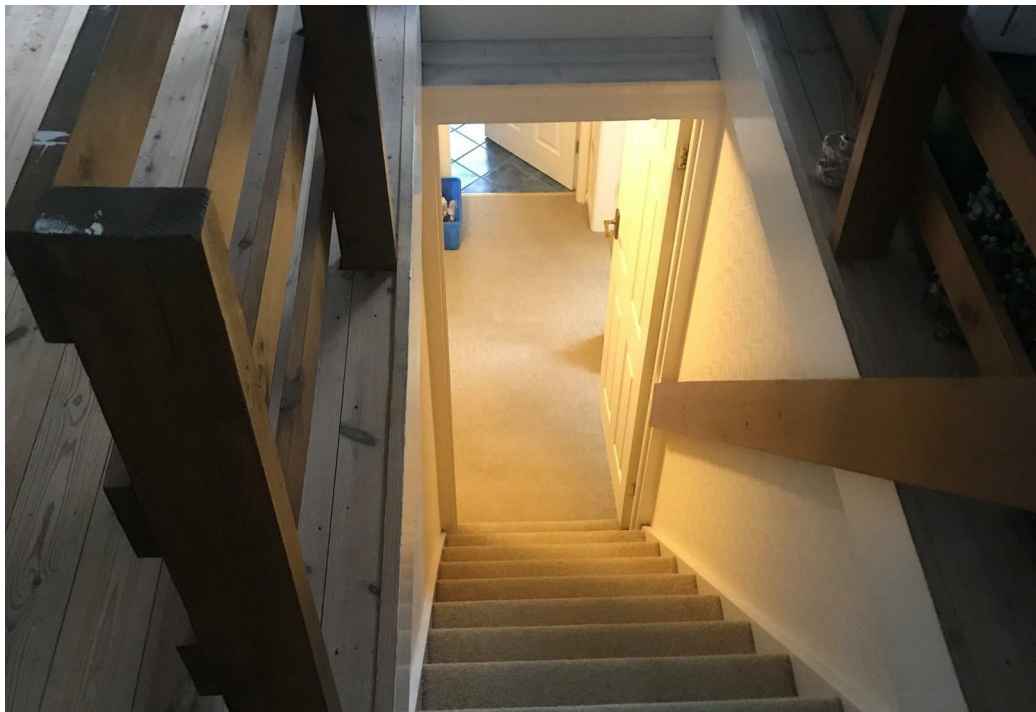
Detached double garage with 2 up and over doors and a personal door to the side, power and lights.

### **OUTSIDE**

Front lawn with border, drive proving ample parking. Wrought iron gates to the enclosed rear garden offering a seating areas, lawn with borders and countryside views.









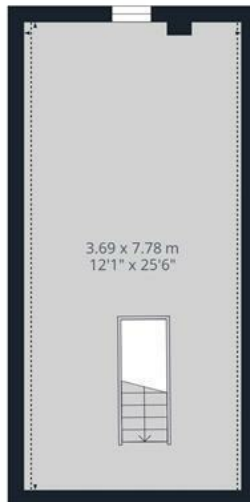




Floor 0



Floor 1



Floor 2

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

162.14 m<sup>2</sup>  
1745.27 ft<sup>2</sup>

**Reduced headroom**

1.68 m<sup>2</sup>  
18.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

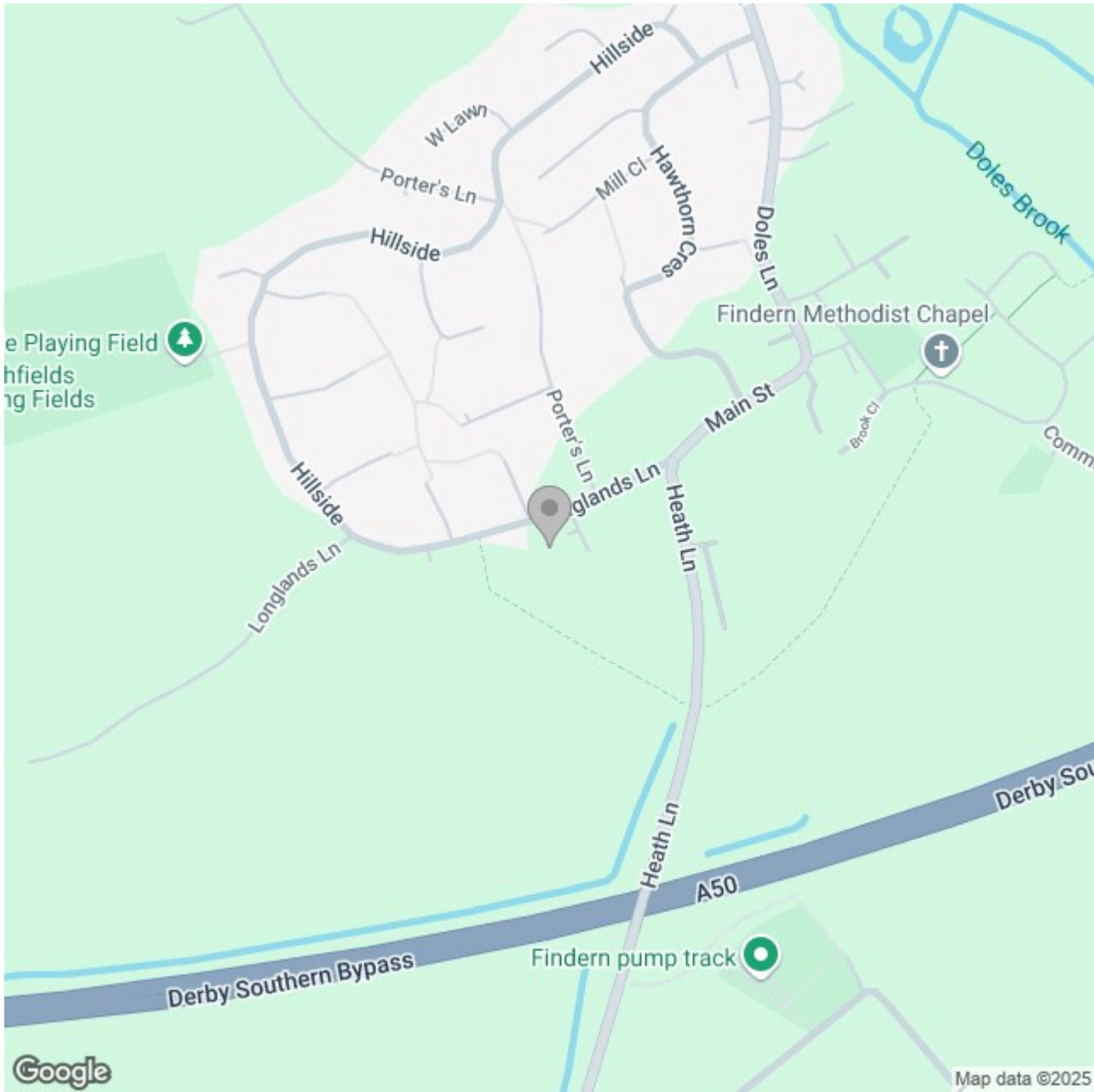
Reduced headroom  
..... Below 1.5 m/5 ft

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**





## 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>	72	80
(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	