





***** IMMACULATE DETACHED PROPERTY
ON POPULAR DEVELOPMENT ******

Modern property offering a hall, guest
cloakroom, lounge and a fitted dining
kitchen with doors onto the garden.
Three bedrooms, master with an ensuite
shower room and a family bathroom.
Enclosed garden, drive and a single
garage. INTERNAL VIEWING HIGHLY
RECOMMENDED.



HALL

Entrance door into hall with stairs to the first floor, upvc double glazed window, radiator and door to -

LOUNGE

Under stairs storage cupboard, radiator, upvc double glazed window and door to the kitchen diner.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven, gas hob and an extractor, integrated fridge freezer, dishwasher and washing machine. Upvc double glazed window and doors onto the garden, radiator and a door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

FIRST FLOOR LANDING

Upvc double glazed window, radiator and airing cupboard and doors to -

BEDROOM 1

Upvc double glazed window, wardrobes, radiator and door to -

EN SUITE

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

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.



BATHROOM

Panel enclosed bath with a shower over and shower screen, low flush wc, wash hand basin, chrome ladder style radiator.

OUTSIDE

Long side drive down to a single garage with up and over door. Side gate into the enclosed rear garden with paved patio and a lawn.



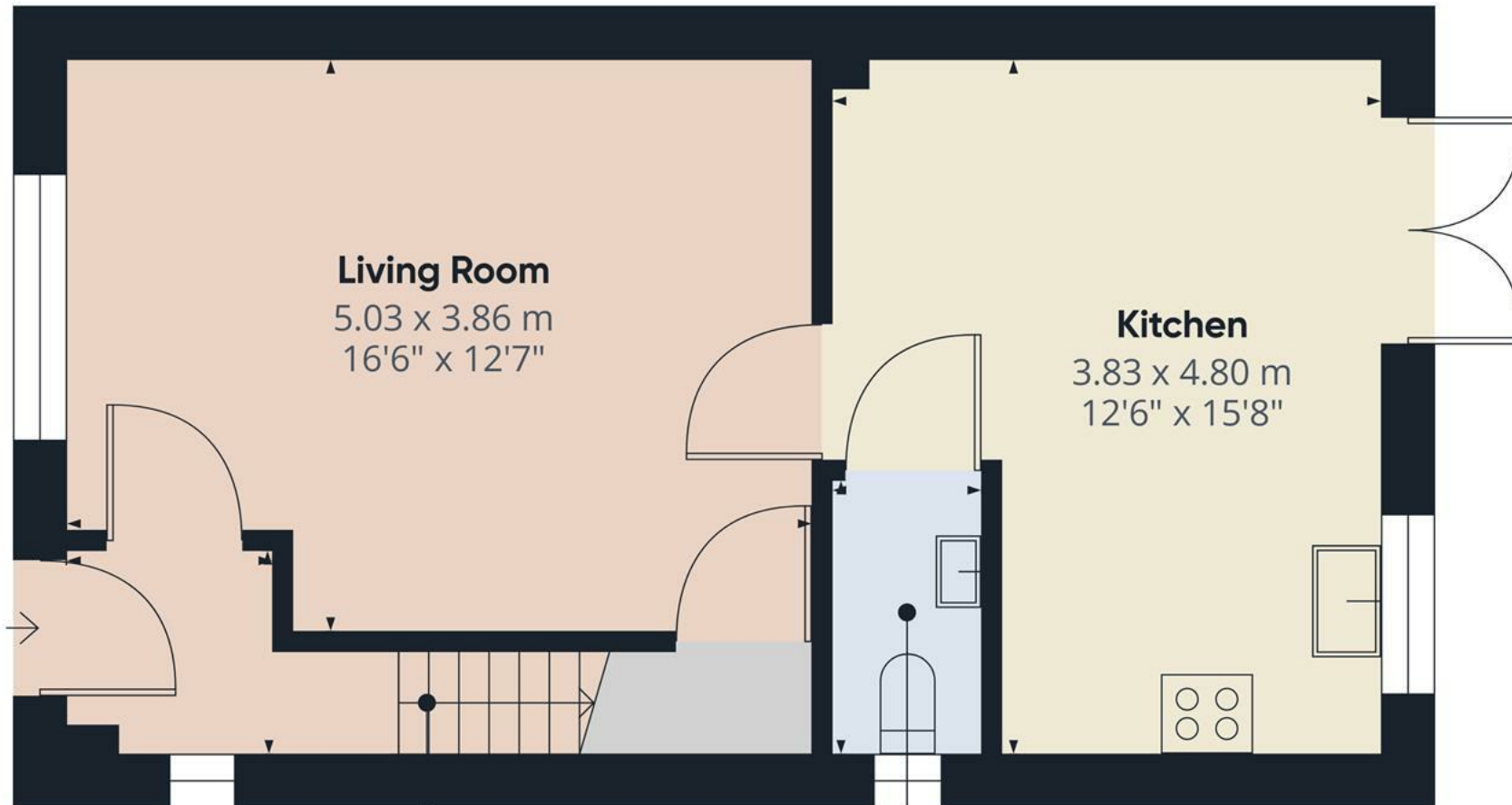






ABODE
SALES & LETTINGS





Hallway
1.46 x 1.50 m
4'9" x 4'10"

WC
1.05 x 1.87 m
3'5" x 6'1"

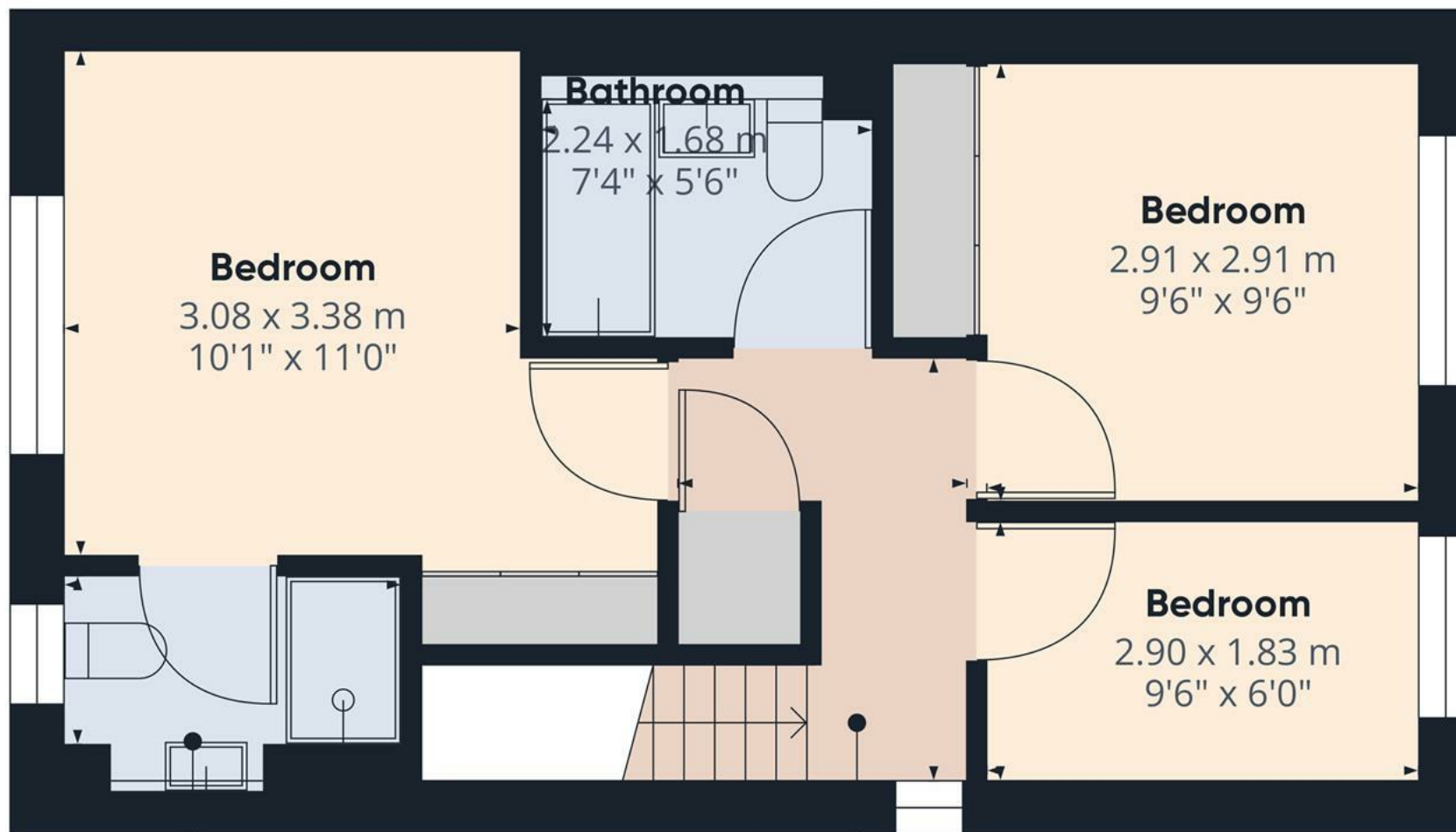
Approximate total area⁽¹⁾
42.25 m²
454.77 ft²

(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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Bathroom
2.27 x 1.20 m
7'5" x 3'11"

Landing
1.92 x 2.87 m
6'3" x 9'4"

Bedroom
3.08 x 3.38 m
10'1" x 11'0"

Bathroom
2.24 x 1.68 m
7'4" x 5'6"

Bedroom
2.91 x 2.91 m
9'6" x 9'6"

Bedroom
2.90 x 1.83 m
9'6" x 6'0"

Approximate total area⁽¹⁾
38.63 m²
415.8 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	