



ABODE



This charming, extended three-bedroom semi-detached property is located in the picturesque rural village of Clifton Campville. It boasts four versatile reception rooms, a beautifully refurbished kitchen, a modern family bathroom, and a useful utility room. The property also offers three well-proportioned bedrooms, networking sockets in each room, and audio/video sockets in select rooms, catering to modern living needs. Externally, a driveway provides ample parking, and the home is presented to an exceptional standard. Viewing is highly recommended and strictly by appointment only.



## Accommodation

The ground floor of this well-presented home begins with a UPVC front entrance door opening into a welcoming entrance hallway. Featuring mosaic-tiled flooring and stairs rising to the first floor, the hallway provides access to several key rooms. To the front of the property, the beautifully styled living room boasts a log-burning stove set on a hearth, complemented by double-glazed windows to the front and side elevations and a central heating radiator.

To the left of the hallway, a door leads to the family bathroom, which is finished to a high standard with a three-piece suite. This includes a bath with a mixer tap and electric shower over, a wash-hand basin with a mixer tap and vanity unit below, and a low-level WC. Additional features include a heated towel rail, fully tiled walls, recessed spotlighting, mosaic-tiled flooring, a double-glazed window to the side elevation, and an electric extractor fan.

The heart of the home is undoubtedly the modern, newly-fitted kitchen-diner, which is accessed directly from the hallway. The kitchen area showcases a range of matching wall and base units with a straight-edge quartz work surface, a sink with mixer tap and integrated drainer, an induction hob with extractor over, double electric oven, under-counter drawers, and central heating radiator. The room is illuminated by customisable under-unit lighting and has a door leading to a built-in pantry. An opening connects to the dining area, which benefits from a central heating radiator, skylight, recessed spotlighting, and double-glazed French doors that open onto the garden.

A door from the dining area leads to the utility room, providing ample space for white goods and offering access to the driveway. The ground floor also includes a sitting room with a central heating radiator, double-glazed window to the side elevation, recessed spotlighting, built-in customisable ceiling lighting, and double-glazed French doors leading out to the patio. Additionally, a further door from the sitting room opens into the home study, which includes a door to the patio, a double-glazed window, and another door leading to a half-garage ideal for storage.

On the first floor, the landing features a loft hatch and central heating radiator. Doors lead to the master bedroom, second bedroom, third bedroom, and a WC closet. The master bedroom is well-appointed with built-in wardrobes, a central heating radiator, and a double-glazed window that offers far-reaching views of the adjacent countryside.

The second bedroom includes a central heating radiator and a double-glazed window, similarly showcasing stunning countryside views. The third bedroom features a central heating radiator and a double-glazed window to the rear elevation, offering a wonderful view of the surrounding open countryside. Completing the first floor, the WC comprises a wash-hand basin with individual hot and cold taps, a low-level WC, partially tiled walls, and a double-glazed window to the side elevation.

## Outside

The front elevation of the property is approached via a driveway, offering ample parking and flanked by a neatly maintained lawned garden. The driveway leads to the front entrance door and provides access to the garage, which is perfectly suited for storage needs.

To the rear, the garden is predominantly laid to lawn and enclosed by timber fencing, ensuring privacy while maintaining an open, spacious feel. A generously proportioned patio area provides an ideal space for outdoor dining and entertaining, making it perfect for family gatherings or relaxing in the warmer months. The garden enjoys the added benefit of backing onto picturesque open countryside, offering a serene and scenic backdrop to this delightful home.







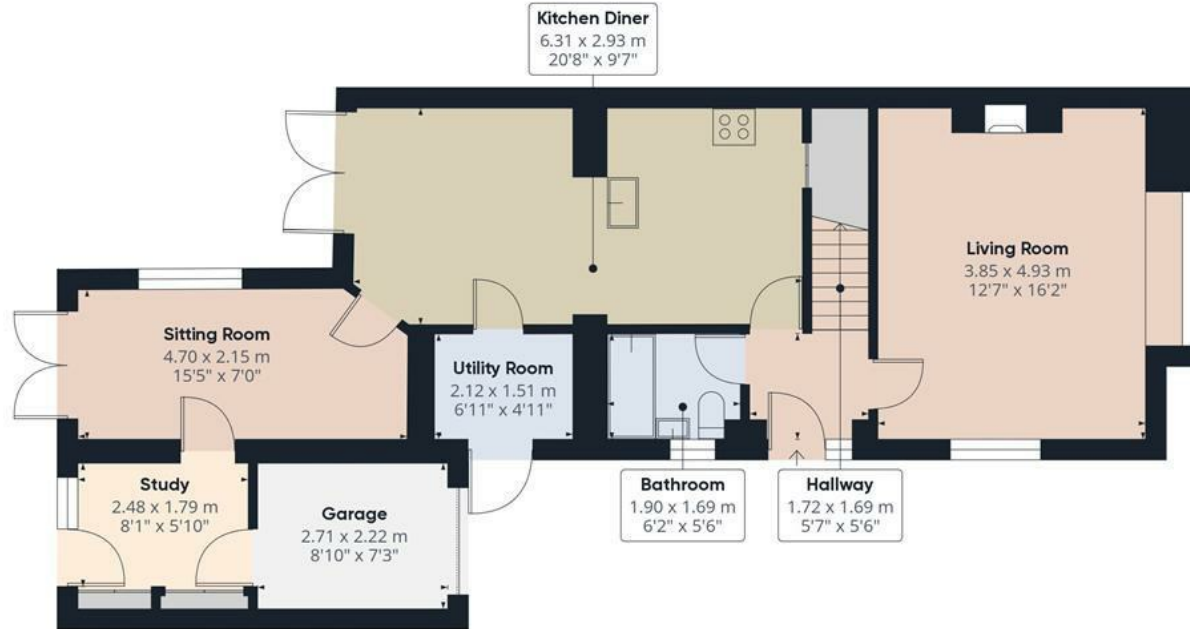












Floor 0



Floor 1

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

105.62 m<sup>2</sup>

1136.86 ft<sup>2</sup>

**Reduced headroom**

1.03 m<sup>2</sup>

11.11 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

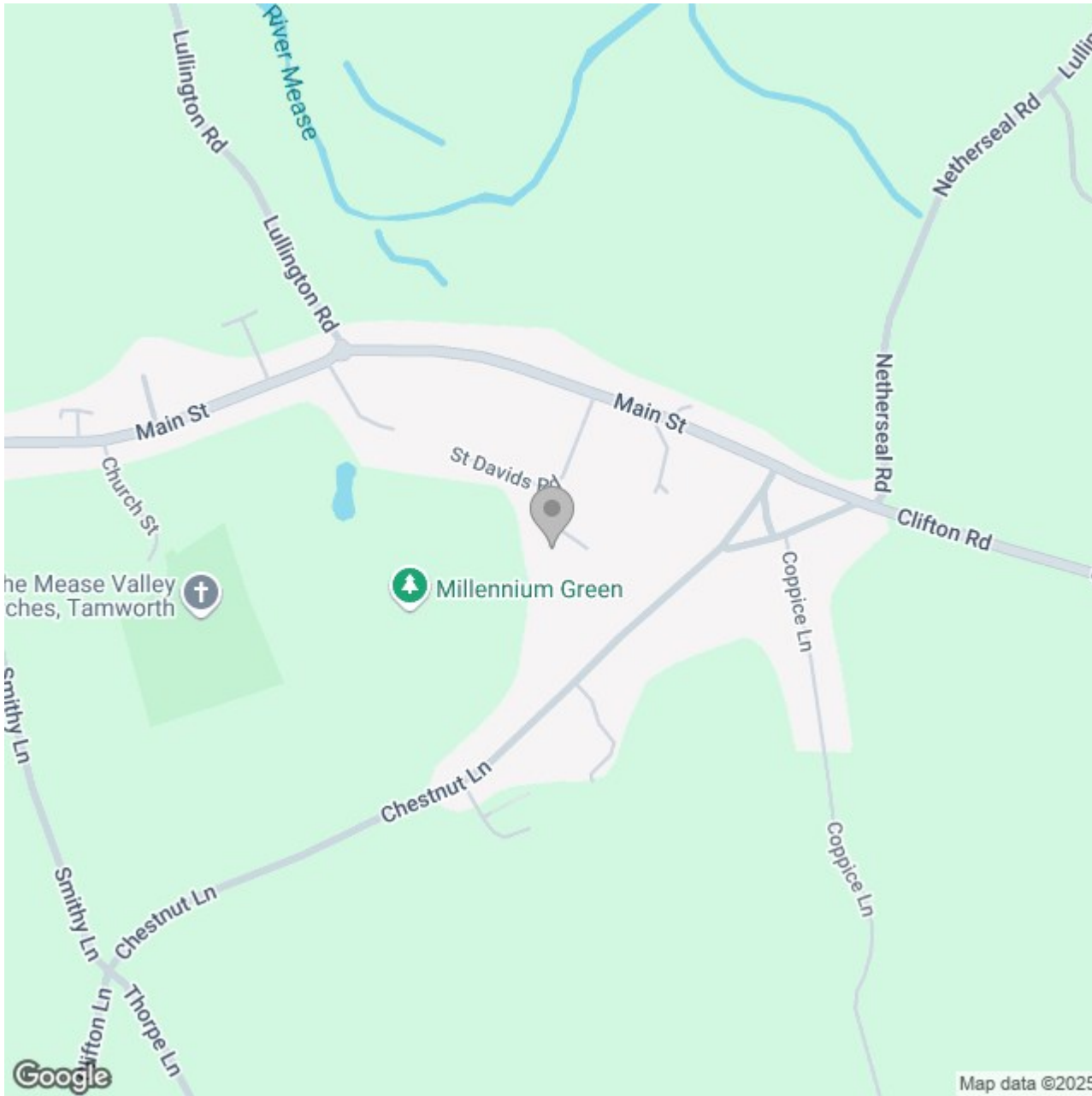
..... Below 1.5 m/5 ft

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>		
(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	