



ABODE
SALES & LETTINGS



A well-presented, modern four-bedroom townhouse arranged over three floors, situated in a popular residential development. This spacious property offers flexible accommodation with three double bedrooms, two reception rooms (one of which could serve as a fourth bedroom), a fitted kitchen, and a convenient downstairs WC with a utility area. Outside, there is off-street parking, a garage, and an enclosed rear garden, providing ample space for relaxation and outdoor activities. Ideal for those seeking a versatile and contemporary home in a desirable location.



Accommodation

The ground floor of this townhouse opens through a composite front door into an entrance hallway, which provides access to a WC and utility area, a well-equipped kitchen, and the main living room. The kitchen includes matching wall and base units, a gas hob with an extractor fan, a double electric oven, and a sink with a mixer tap and drainer. There is space for white goods, along with a wall-mounted gas boiler, and a double glazed window to the front elevation. Double doors lead from the kitchen to the living room, which features double glazed French doors that open to the rear garden, two additional rear windows, a built-in cupboard, and space for seating.

The first floor landing, ascending from the entrance hallway, provides access to an upstairs living room, bedroom three, and a family bathroom. The upstairs living room benefits from double glazed French doors that open onto a Juliet balcony, alongside a UPVC window to the rear, with ample space for seating. Bedroom three features a built-in wardrobe and a double glazed window to the front elevation. The family bathroom includes a three-piece suite with a wash hand basin and mixer tap, a low-level WC, a bath with mixer tap and gravity shower overhead, and a double glazed window to the front.

The second floor comprises two additional bedrooms and an en-suite that doubles as a Jack-and-Jill shower room, accessible from both the landing and the master bedroom. Bedroom two has two double glazed windows to the front elevation and a built-in cupboard. The master bedroom



includes two double glazed windows to the rear, a built-in wardrobe, and direct access to the en-suite shower room, which features a low-level WC, wash hand basin with mixer tap, and a shower cubicle with a gravity shower and sliding glass door.



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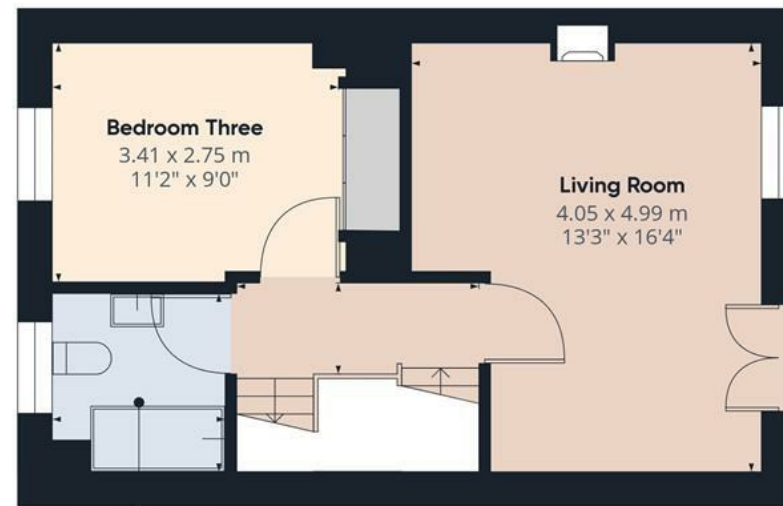




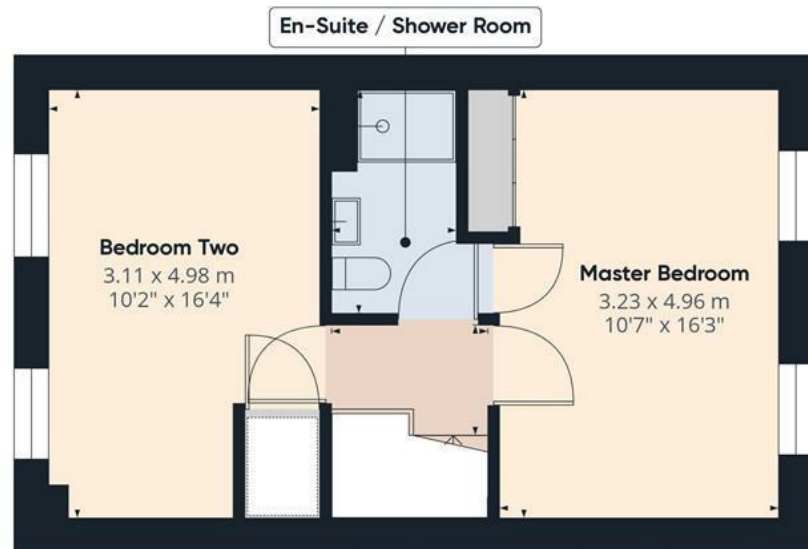




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

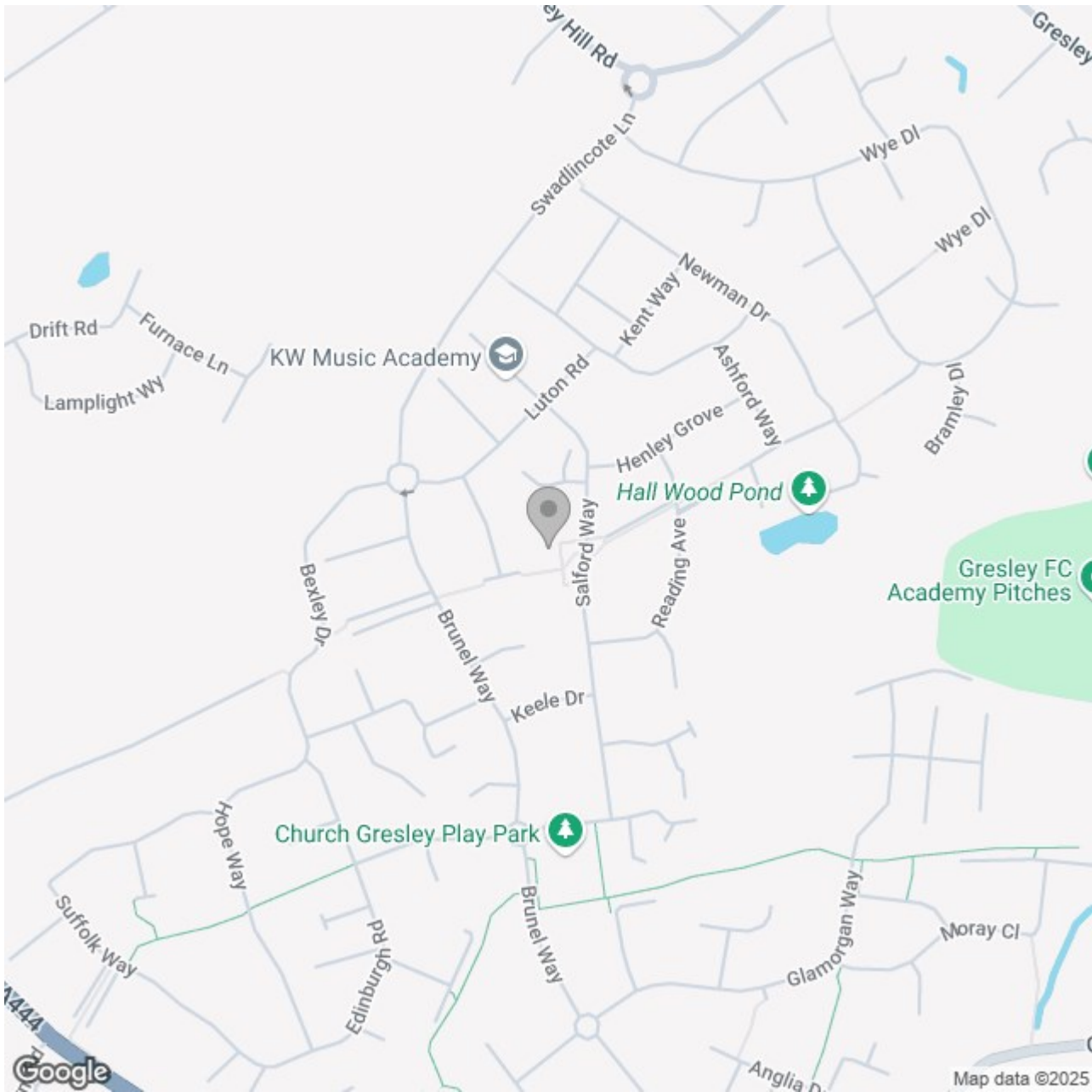
111.7 m²
1202.32 ft²

(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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	