



ABODE  
SALES & LETTINGS



This beautifully renovated and refurbished two-bedroom end-terraced home, spanning 73 square metres, is ideally situated on the edge of the National Forest, close to Conkers and scenic woodland trails. The property boasts two inviting reception rooms, a newly fitted kitchen, two spacious double bedrooms, and a modern shower room. Externally, it benefits from a generous rear garden, a garage, and a driveway providing convenient off-road parking. Views over fields and countryside to the rear. Viewings are strictly by appointment only.



## Accommodation

The accommodation begins with a composite front entrance door leading into the living room, which features a central heating radiator and a double-glazed window to the front elevation. A door from the living room provides access to the inner hallway, where stairs rise to the first floor, and another door leads through to the dining room.

The dining room benefits from a central heating radiator, half-panelled walls, a window to the rear elevation, and French doors connecting to a hallway. The dining room also boasts quarry-tiled hearth and a built-in ornamental log-burning stove, along with a useful under stairs storage cupboard.

The inner hallway has double-glazed uPVC windows to the side elevation and a uPVC rear access door leading out to the garden. There is a built-in storage cupboard, space for a fridge freezer, and an opening that flows through to the kitchen.

The kitchen is fitted with a selection of matching wall and base units, incorporating an electric four-ring hob with a stainless steel splash back, an electric oven, and an extractor fan above. Additional features include under-counter drawers, space for a dishwasher, and a sink with a mixer tap and drainer. The kitchen also has a central heating radiator and double-glazed windows to the side elevation, as well as a door leading into the utility/WC cloaks.

The utility/WC cloaks is equipped with a low-level WC, a wash hand basin with mixer tap, and partially tiled walls. There is also space and plumbing for a washing machine and tumble dryer, a central heating radiator, and a double-glazed window to the side elevation.

The first-floor landing provides access to the master bedroom, which showcases an ornamental fireplace with a tiled hearth, a central heating radiator, and a double-glazed window to the front elevation.

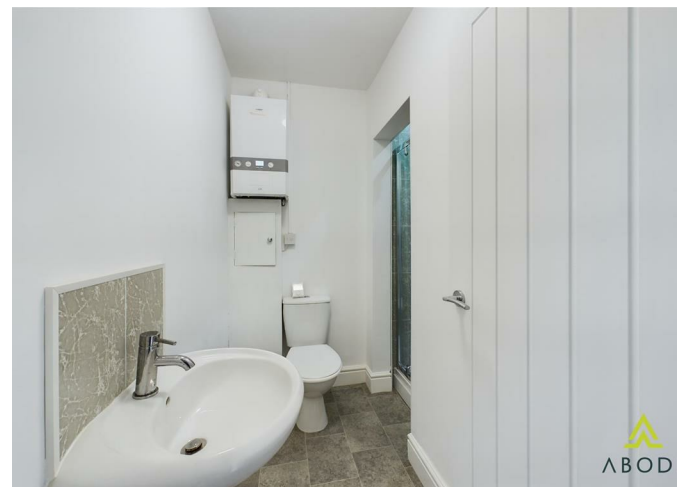
The shower room, accessed from the master bedroom, includes a modern three-piece suite comprising a low-level WC, a wash hand basin with mixer tap and tiled splash back, and a shower cubicle with a gravity-fed shower, splash backs, and a glass door. The wall-mounted gas combination boiler is also housed within this space.

A further door leads to the second bedroom, which benefits from a central heating radiator and a double-glazed window to the rear elevation.

## Outside

The outside of the property to the front elevation has a gravelled fore garden with pathway leading to the front entrance door. A pathway to the side leads to a gate providing access to the rear garden. The garden is mainly laid to lawn with access to the garage. To the front of the garage is parking facility which is access via a private road.





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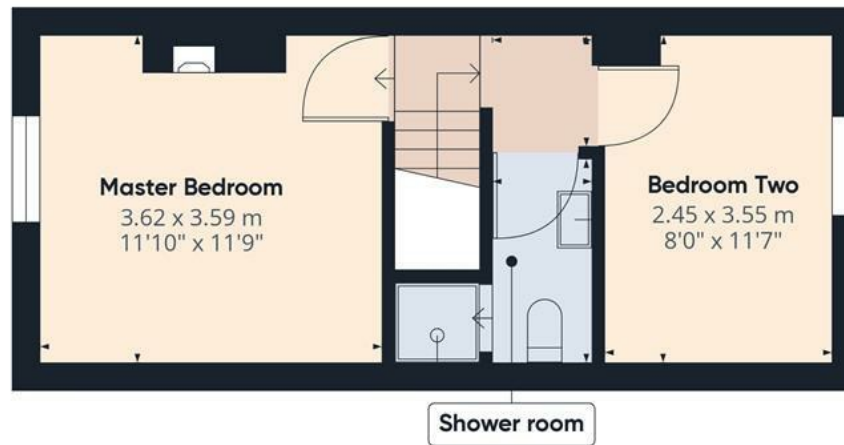




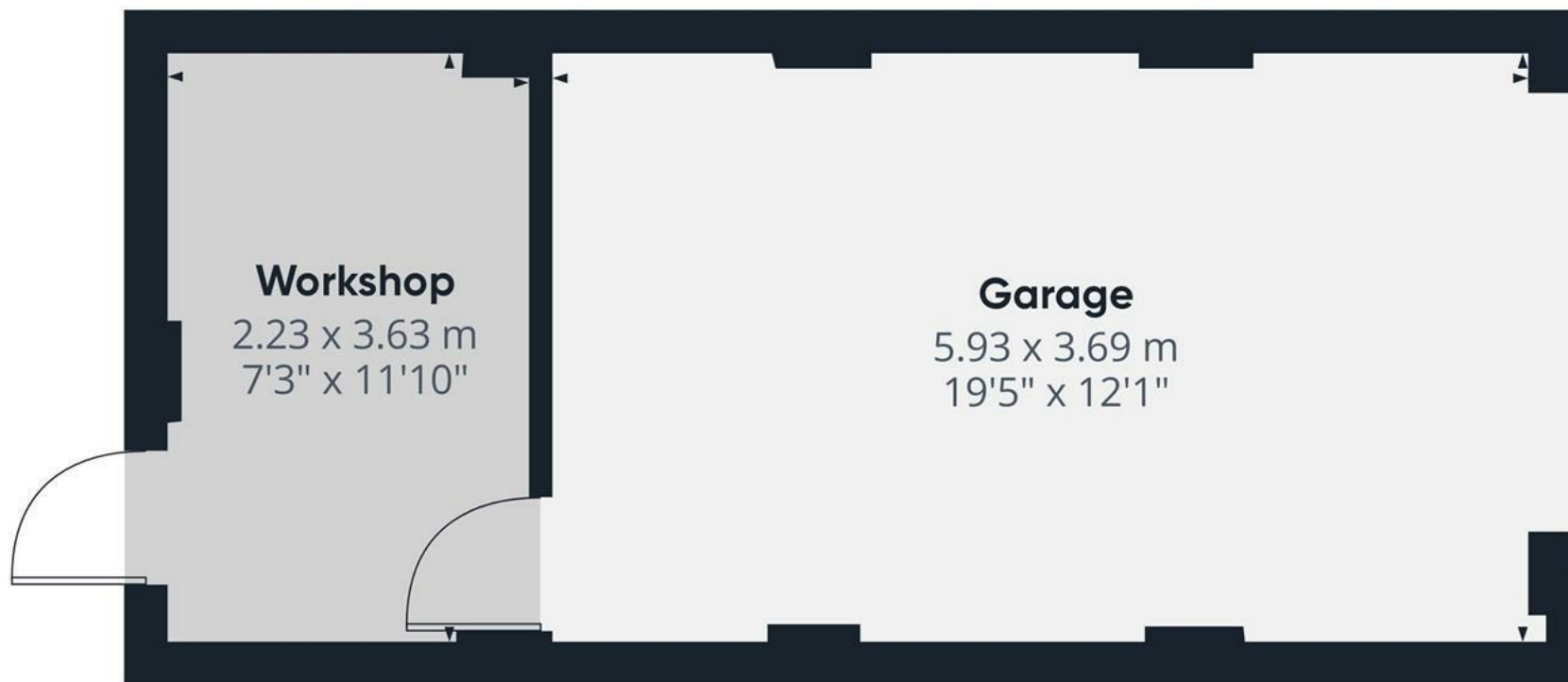




Floor 0



Floor 1



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

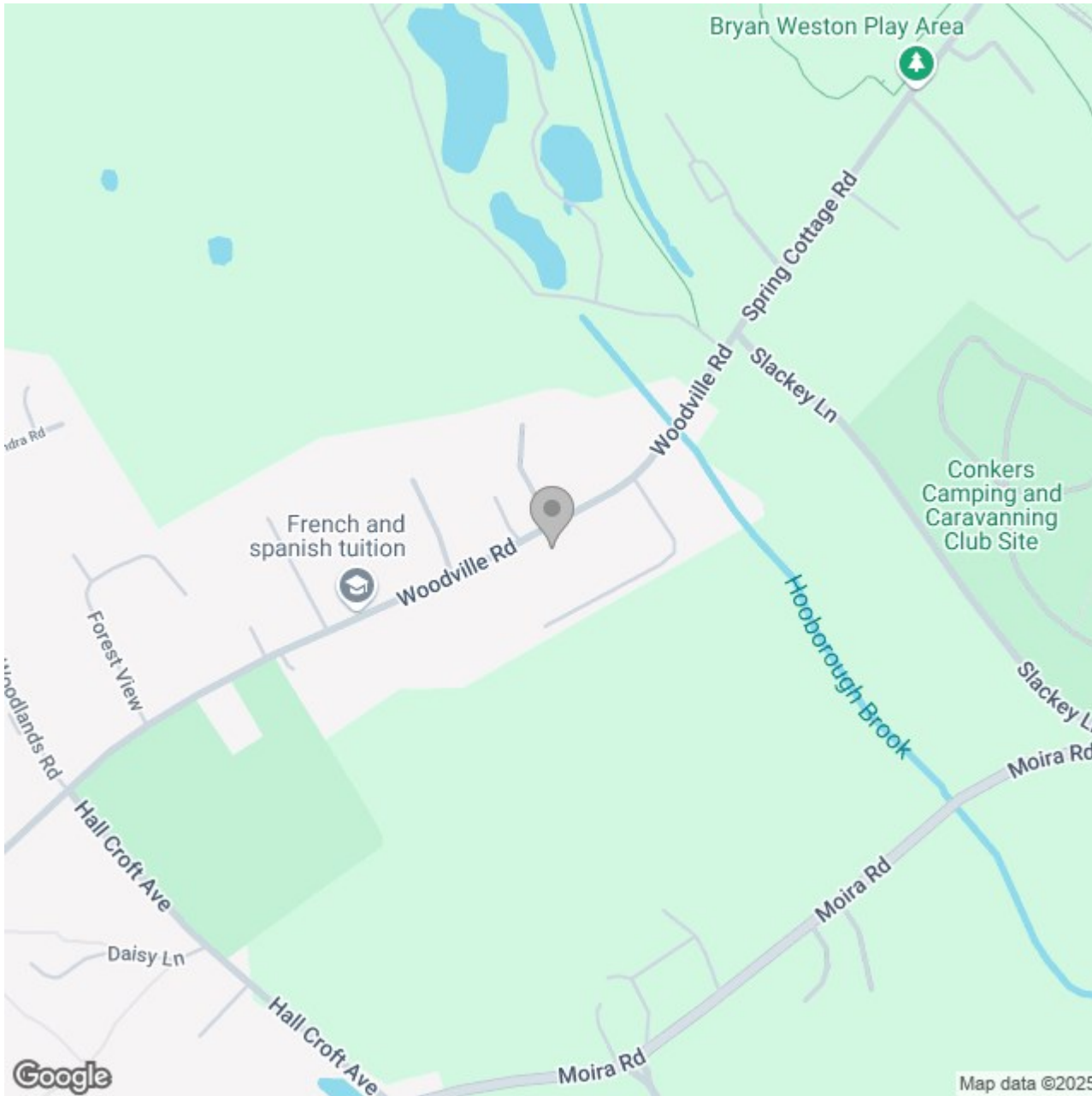
30.05 m<sup>2</sup>  
323.45 ft<sup>2</sup>

(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.

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	