





**\*\*NO UPWARDS CHAIN\*\*** ABODE are pleased to offer this beautifully presented, modern three-bedroom detached home situated in a sought-after residential area. This well-designed property offers spacious and well-appointed living, featuring gas central heating and UPVC double glazing throughout. The accommodation includes: an inviting entrance hall, a generous bay-fronted sitting room, and a large, newly updated kitchen/breakfast room. Upstairs, the landing leads to two good sized bedrooms and a box room/office, the master benefiting from a large built-in wardrobe, and a bathroom with a stylish three-piece suite.

Externally, the property boasts front and rear gardens, with the rear garden thoughtfully designed for low maintenance, incorporating patio and lawn. The rear garden also features a spacious shed that doubles as a workshop or gym, making it perfect for various uses. A block-paved driveway provides ample parking.







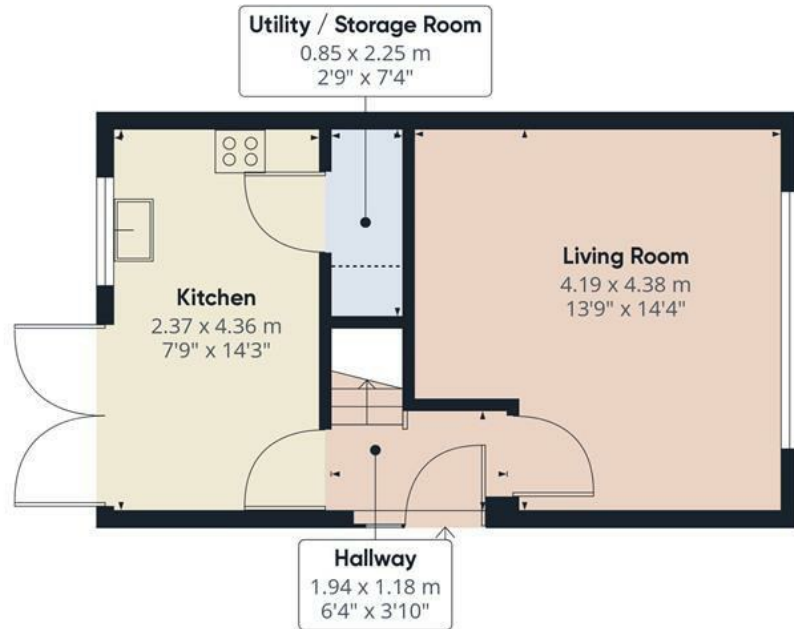




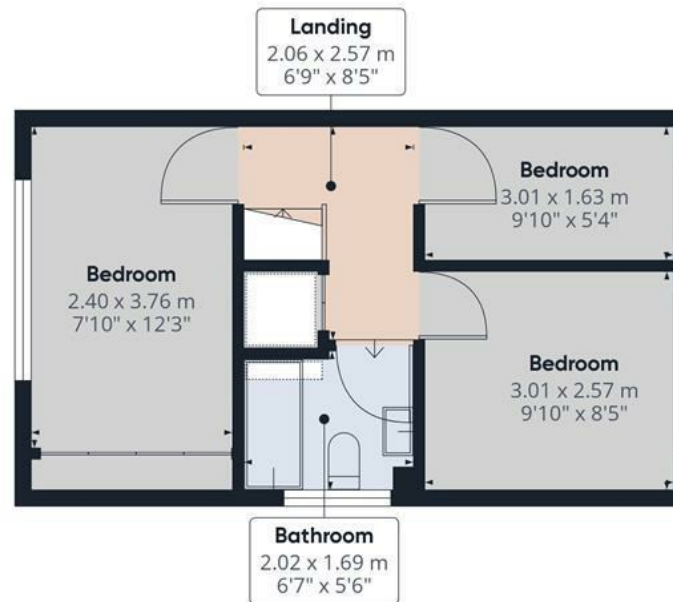








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

78.44 m<sup>2</sup>

844.33 ft<sup>2</sup>

**Reduced headroom**

0.46 m<sup>2</sup>

4.94 ft<sup>2</sup>

(1) Excluding balconies and terraces

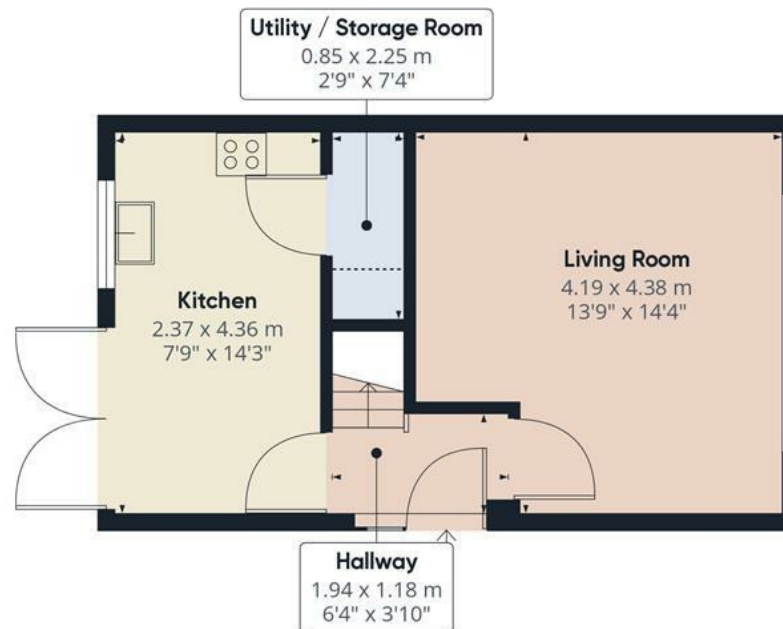
Reduced headroom

..... Below 1.5 m/5 ft

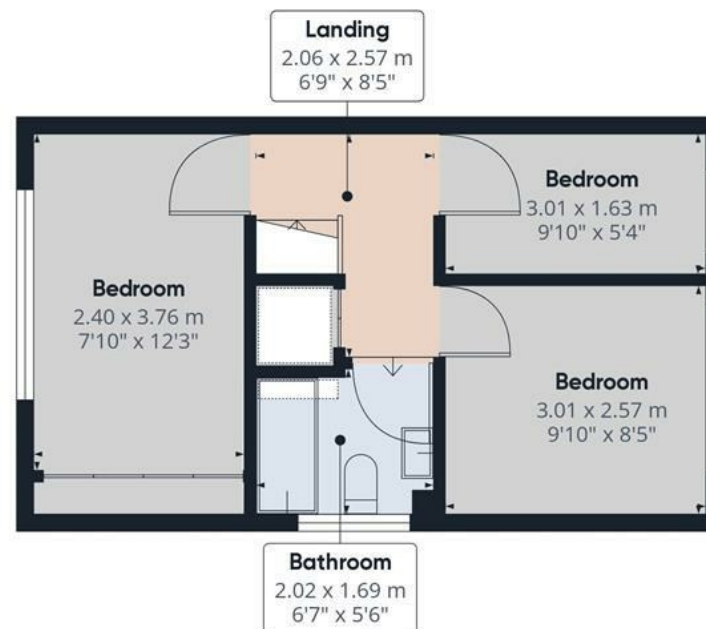
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Floor 0 Building 1



Floor 1 Building 1



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

63.09 m<sup>2</sup>

679.1 ft<sup>2</sup>

**Reduced headroom**

0.46 m<sup>2</sup>

4.94 ft<sup>2</sup>

(1) Excluding balconies and terraces

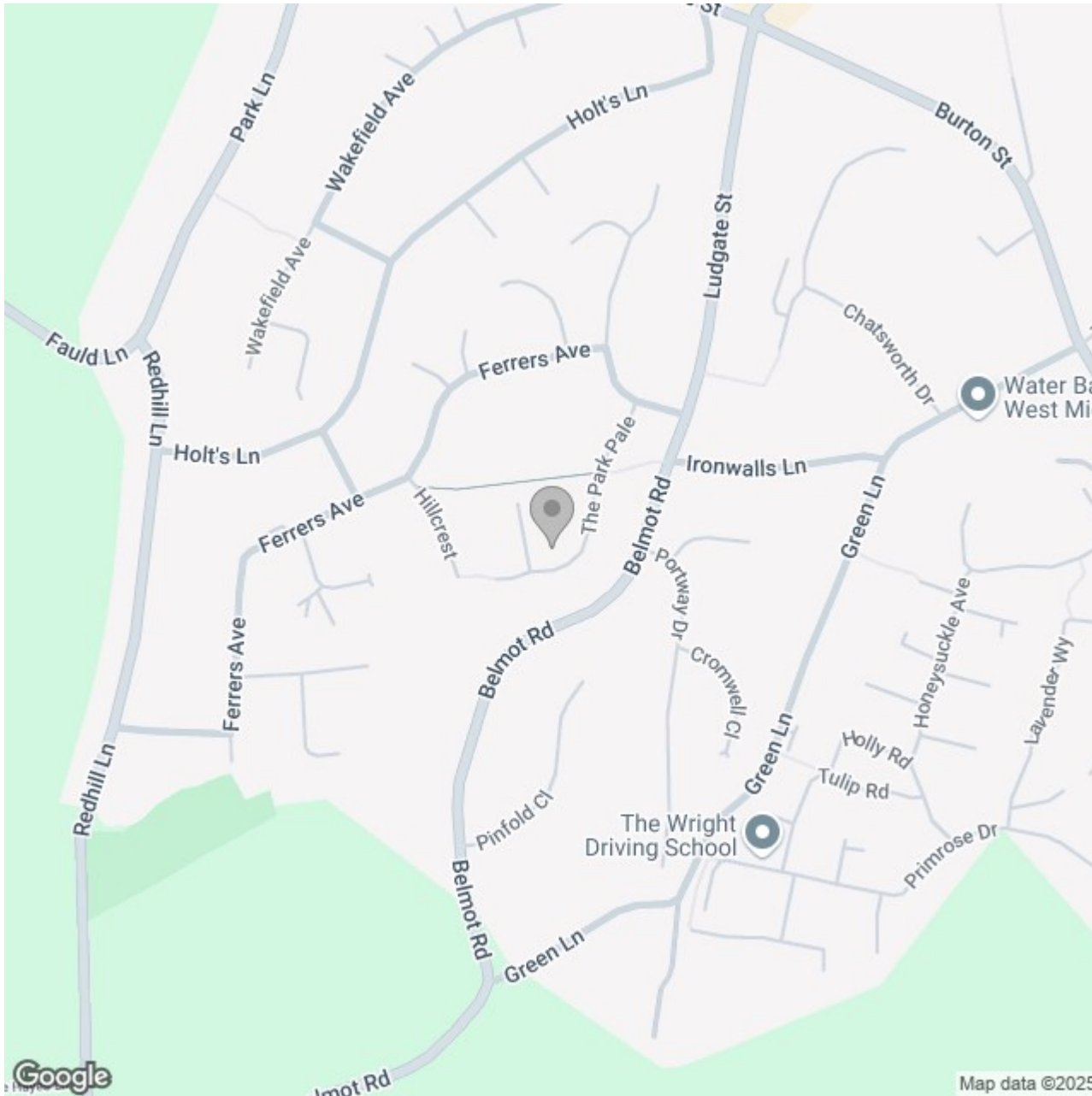
**Reduced headroom**

..... Below 1.5 m/5 ft

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**GIRAFFE360**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>68</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 