



ABODE
SALES & LETTINGS



****SOLAR PANELS**** A well-presented four-bedroom detached property in a popular location with excellent access to local amenities and transport links. This spacious home features two reception rooms, a fitted kitchen, and four well-proportioned bedrooms. The recently refurbished, low-maintenance garden offers an inviting outdoor space, while a four-piece family bathroom, garage, and driveway with parking for multiple vehicles provide added convenience. Viewing is highly recommended and strictly by appointment only.



Accommodation

Ground Floor

Upon entering, the ground floor accommodation opens into a welcoming hallway with spotlighting, a central heating radiator, and stairs rising to the first floor. Doors from the hallway lead to various rooms, including a study, cloakroom, kitchen, and spacious lounge-diner. The lounge-diner features a gas fire with an Adams-style surround and granite hearth, two central heating radiators, and a double-glazed window to the front. Double-glazed French doors open onto the garden, filling the space with natural light and providing ample room for seating and dining. A door from the lounge-diner leads through to the kitchen, which offers a selection of matching wall and base units, a roll-edge work surface, and a one-and-a-half bowl sink with a mixer tap and drainer. The kitchen provides space for a dishwasher, washing machine, tumble dryer, cooker, and fridge-freezer, along with a built-in pantry cupboard. A double-glazed window overlooks the rear garden, and there is also a side access door. The ground floor is completed by a versatile study, currently used as a snug, with a central heating radiator and a double-glazed window to the front, and a cloakroom with a low-level WC, wash basin with individual hot and cold taps, radiator, and a double-glazed window to the side. This thoughtfully designed layout ensures a comfortable and functional ground floor living space.







First Floor

Ascending from the entrance hallway, the first floor landing provides access to the loft and doors leading to four bedrooms and a family bathroom. The master bedroom features fitted wardrobes, a central heating radiator, and a double-glazed window to the front elevation. The family bathroom includes a four-piece suite comprising a bath with mixer tap and handheld shower attachment, a low-level WC, a wash basin with mixer tap, and a shower cubicle with an electric shower. The bathroom is fully tiled and has a radiator along with a double-glazed window to the rear elevation. The second bedroom benefits from a built-in storage cupboard, a central heating radiator, a double-glazed window to the front, and recessed spotlighting. The third bedroom has a double-glazed window to the rear elevation and a central heating radiator, while the fourth bedroom includes a central heating radiator and a double-glazed window to the rear elevation. This floor provides well-proportioned and comfortable bedrooms for family living.

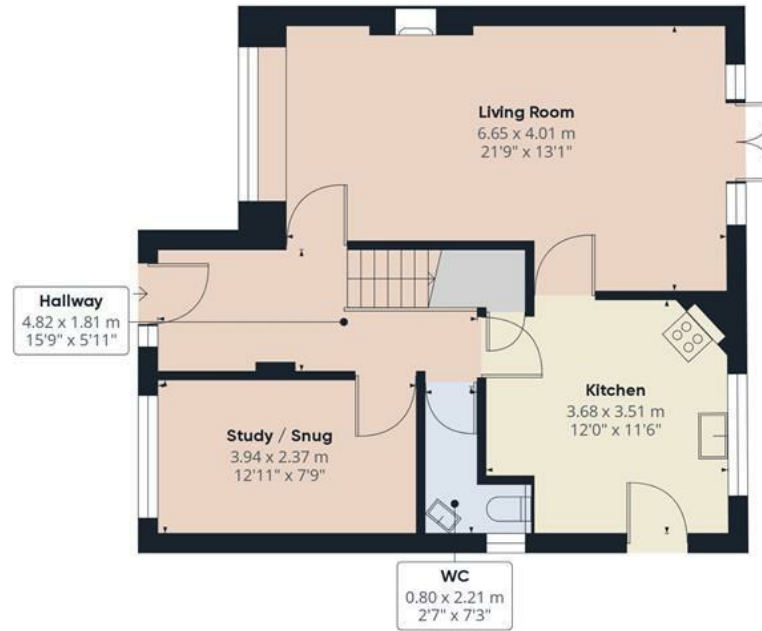
Outside

Outside, the front elevation of the property features a driveway providing parking for multiple vehicles, leading to the garage and front entrance door. To the rear, a low-maintenance garden includes an astroturf lawn and a resin patio with a dedicated seating area, perfect for entertaining and relaxation.









Floor 0

Approximate total area⁽¹⁾

105.98 m²

1140.76 ft²



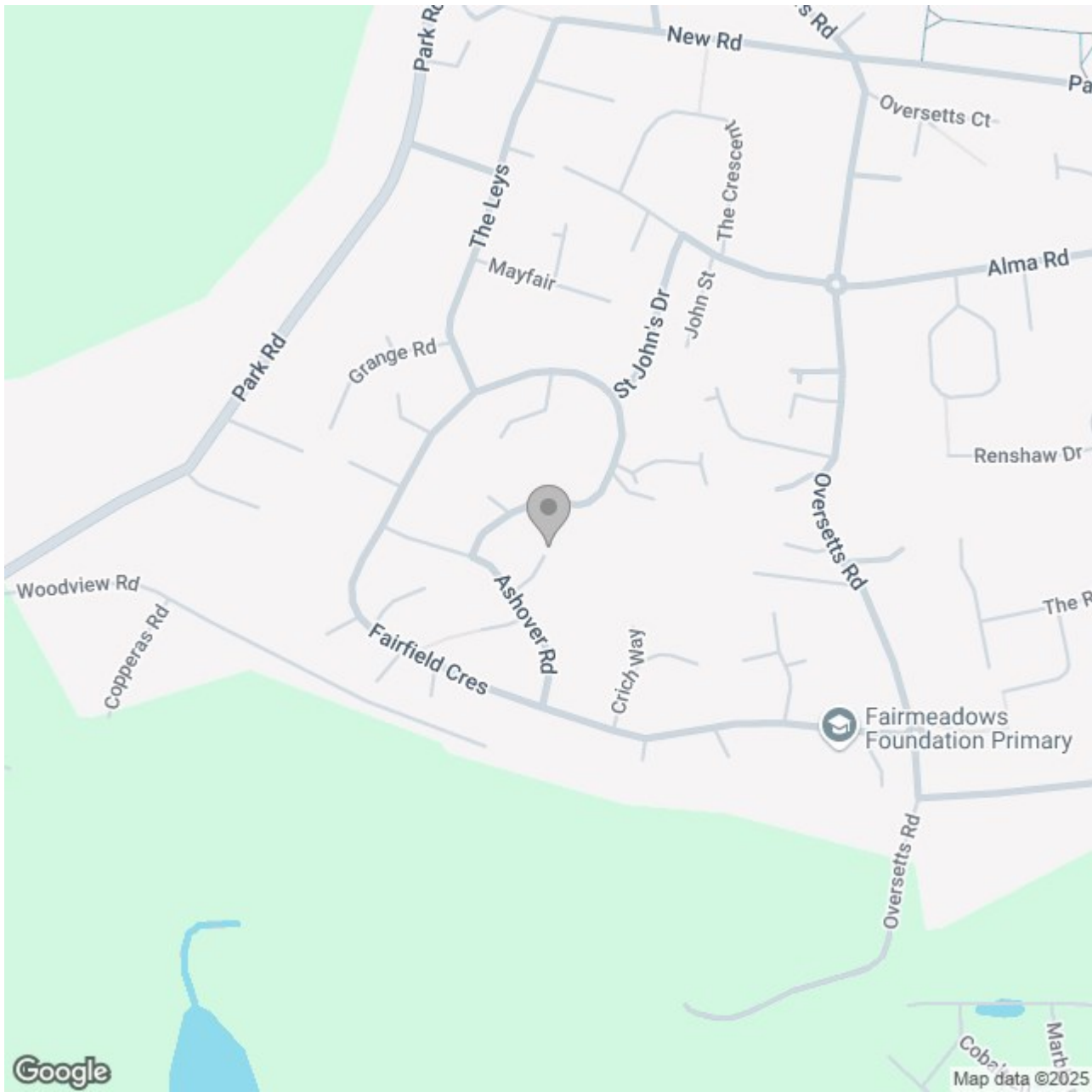
Floor 1

(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		82
(69-80) C	69	
(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

