



Yale

36

34

32



ABODE





\*\*\*\* MODERN FOUR  
BEDROOM DETACHED  
PROPERTY \*\*\*\* MASTER  
BEDROOM WITH DRESSING  
AREA AND EN SUITE \*\*\*\*

Perfect and well  
proportioned home offering  
a hall with guest cloakroom,  
lounge with doors into the  
garden and a fitted dining  
kitchen. Four good size  
bedrooms, master with fitted  
wardrobes and an en suite  
shower room, family  
bathroom. Long drive and a  
single garage, enclosed rear  
garden.





## HALL

Entrance door into the hall with stairs to the first floor, radiator, storage cupboard and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven with has hob and extractor, integrated fridge freezer, dishwasher and plumbing and space for a washing machine. Radiator, upvc double glazed window to the front and a radiator.

## LOUNGE

Upvc double glazed window to the side and doors onto the garden, radiator.

## FIRST FLOOR LANDING

Upvc double glazed window to side, airing cupboard and doors to -

## BEDROOM

Upvc double glazed window and a radiator.

## BEDROOM

Upvc double glazed window and a radiator.

## BEDROOM

Upvc double glazed window and a radiator.



## BATHROOM

Panele closed bath, wash hand basin, low flush wc, radiator and upvc double glazed window.

## SECOND FLOOR

Door to -

## MASTER BEDROOM

Fitted wardrobes, radiator, upvc double glazed window and door to -











### EN SUITE

Enclosed shower, wash hand basin, low flush wc, radiator and a sky light window.

### OUTSIDE

Side long drive down to a single garage with up and over door. gated access to the enclosed rear garden offering a paved seating area, lawn and a based base for greenhouse or shed.

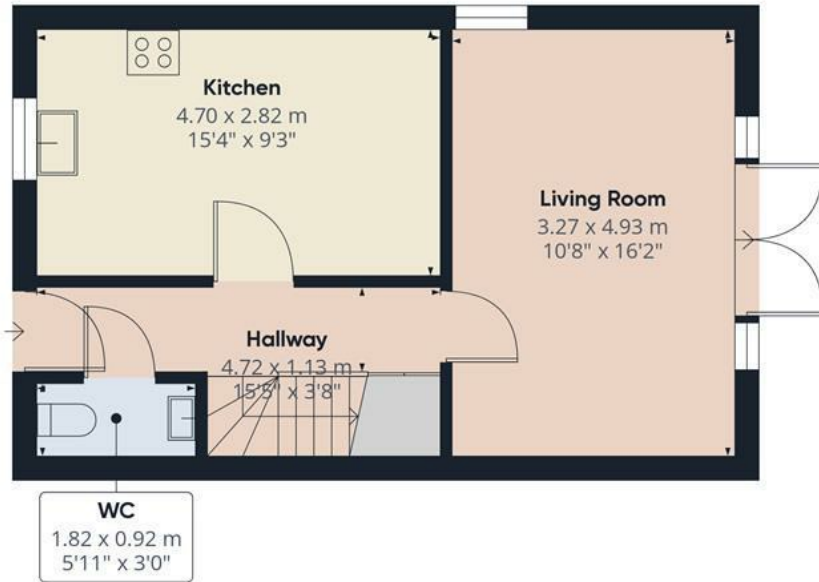
### NOTE

Please note the property is also available to purchase at 75% shared ownership with Heylo, call Abode for more information.









Floor 0



Floor 1



Floor 2

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

98.79 m<sup>2</sup>  
1063.38 ft<sup>2</sup>

**Reduced headroom**

1.47 m<sup>2</sup>  
15.83 ft<sup>2</sup>

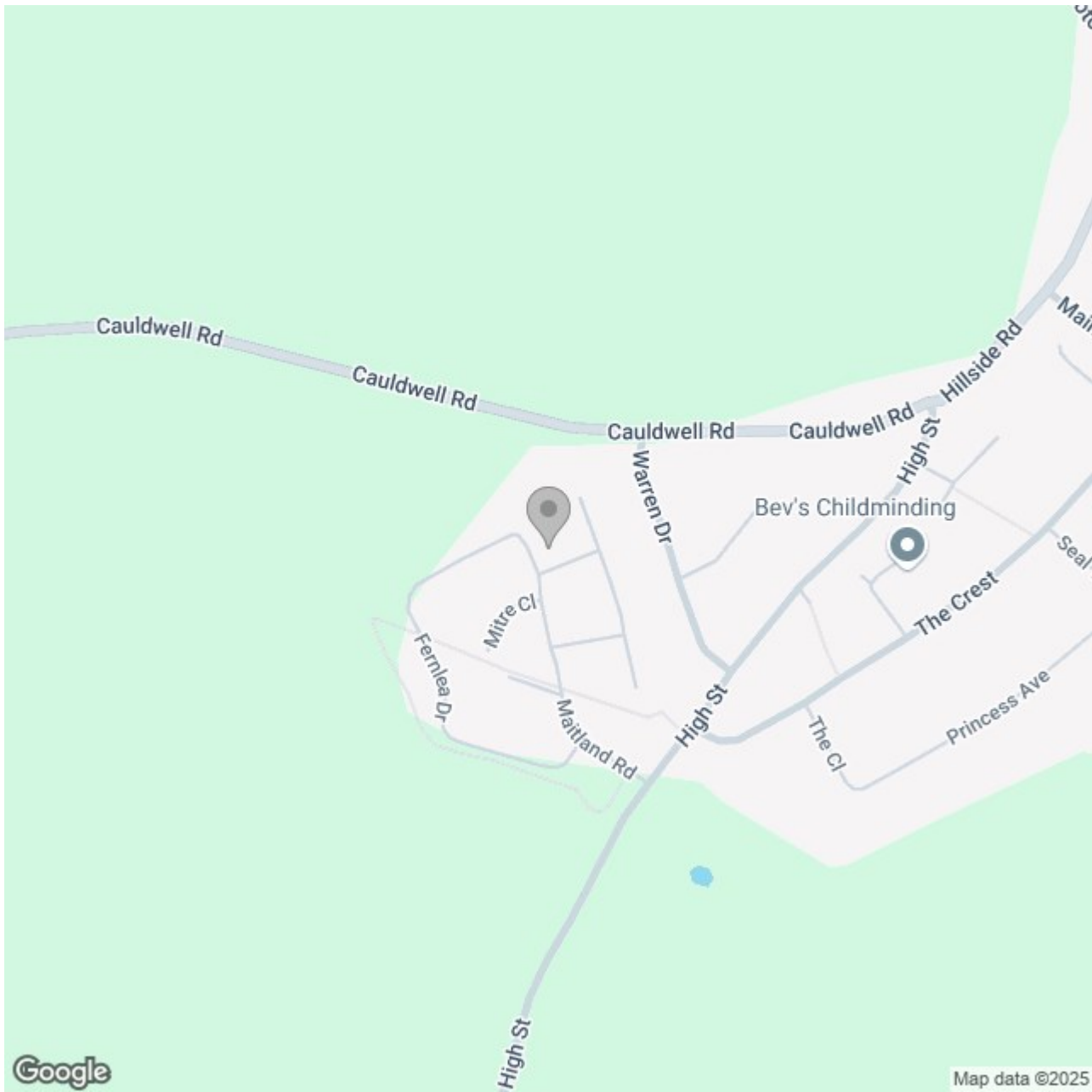
(1) Excluding balconies and terraces

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>		<b>93</b>
(81-91) <b>B</b>	<b>83</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		

**England & Wales**

EU Directive 2002/91/EC 