





An immaculately kept three-bedroom semi-detached home offering well-proportioned accommodation throughout. The property features an open-plan lounge diner with a log burning stove, perfect for modern family living, a fully fitted kitchen, and a convenient downstairs shower room. Outside, the good-sized rear garden provides an excellent space for relaxation and entertaining, while the driveway offers ample off-road parking.

Upstairs, three generously sized bedrooms complete the accommodation, making this an ideal home for growing families or those seeking versatile living spaces. Viewing is highly recommended to appreciate all this property has to offer. Please note this property is none standard construction, please contract our team for more information.



 **ABODE**
SALES & LETTINGS

Accommodation

Ground Floor

The property is entered via a composite front entrance door, leading into a welcoming entrance hallway, which features a central heating radiator, under-stairs storage, and stairs rising to the first floor. To the right, a door opens into the spacious lounge diner. The lounge area boasts a charming log-burning stove, a double-glazed window to the front elevation, coving to the ceiling, and a central heating radiator, creating a cosy atmosphere. The dining area continues the theme with coving to the ceiling, a central heating radiator, and sliding doors opening onto the rear patio. A door from the dining area leads into the well-appointed kitchen, fitted with a selection of matching wall and base units, roll-edge preparation work surfaces, a single sink with a mixer tap and drainer, a double oven, an electric hob with extractor over, tiled splash backs, and a window to the rear elevation. The kitchen provides access to the utility area, which is equipped with bespoke fitted storage cupboards and space for a fridge freezer, dishwasher, washing machine, and tumble dryer. The utility area also includes a central heating radiator and doors leading to the downstairs shower room and WC cloaks, which comprises a low-level WC, wash hand basin, tiled walls, and a double-glazed window to the front elevation. Additionally, a door from the utility area provides access to the front driveway and a further door leads to the rear garden.

First Floor

The first-floor landing features a double-glazed window to the side elevation, coving to the ceiling,

loft access, and an airing cupboard, with doors leading to the bedrooms and bathroom. The master bedroom includes a double-glazed window to the rear elevation, a central heating radiator, coving to the ceiling, built-in wardrobes, and a built-in cupboard, offering excellent storage. The second bedroom benefits from a double-glazed window to the front elevation, a selection of built-in wardrobes, a central heating radiator, and coving to the ceiling. The third bedroom also enjoys a double-glazed window to the front elevation, a central heating radiator, coving to the ceiling, and a storage cupboard. The family







bathroom is fitted with a modern four-piece suite comprising a low-level WC, shower cubicle, wash hand basin with mixer tap and vanity unit, and a bath with mixer tap. The room is completed with a heated ladder towel rail, tiled walls, and a double-glazed window to the rear elevation.

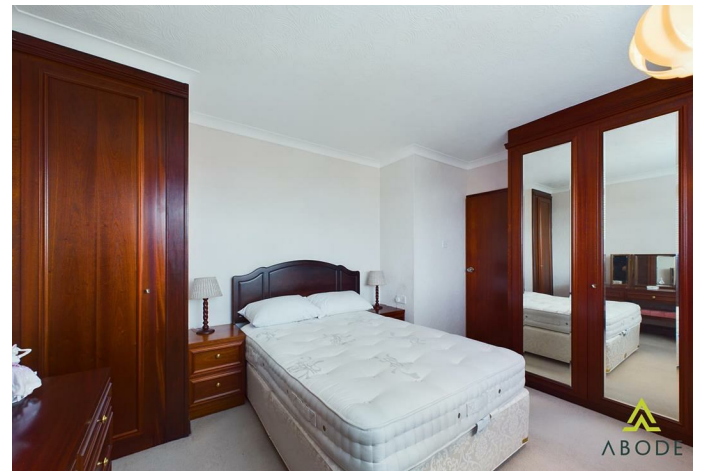
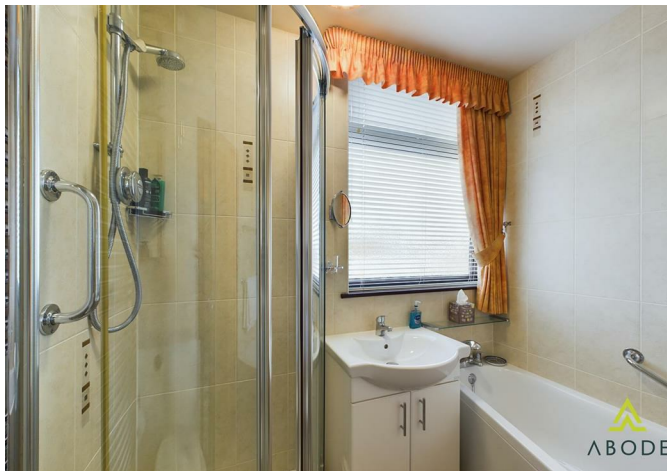
Outside

To the front elevation, the property features a block-paved driveway providing ample off-road parking. Adjacent to the driveway is an immaculately maintained lawn garden, bordered by a variety of mature shrubs, adding to the property's curb appeal. The driveway leads to the front entrance door and a side access door, which provides convenient entry to the utility area.



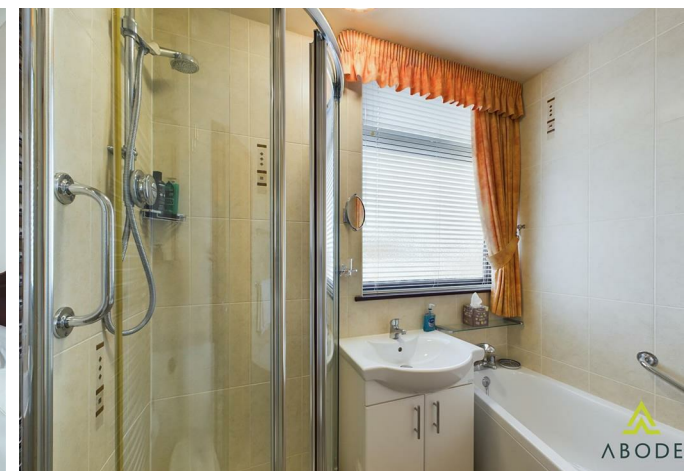
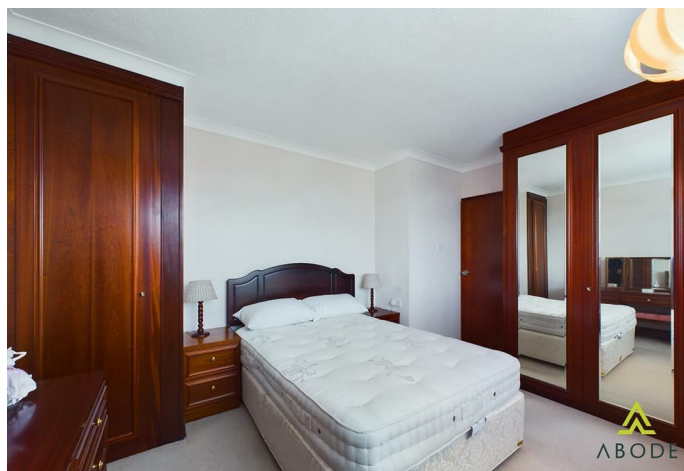
The rear elevation boasts a delightful patio area, perfect for outdoor seating and entertaining, overlooking a mature garden with a well-kept lawn, vibrant shrubbery, and a dedicated vegetable patch for home-grown produce. The garden also includes an established shed, ideal for storage, and is enclosed by timber fencing, ensuring privacy. A pathway runs along the side of the garden, adding practicality to this charming outdoor space.

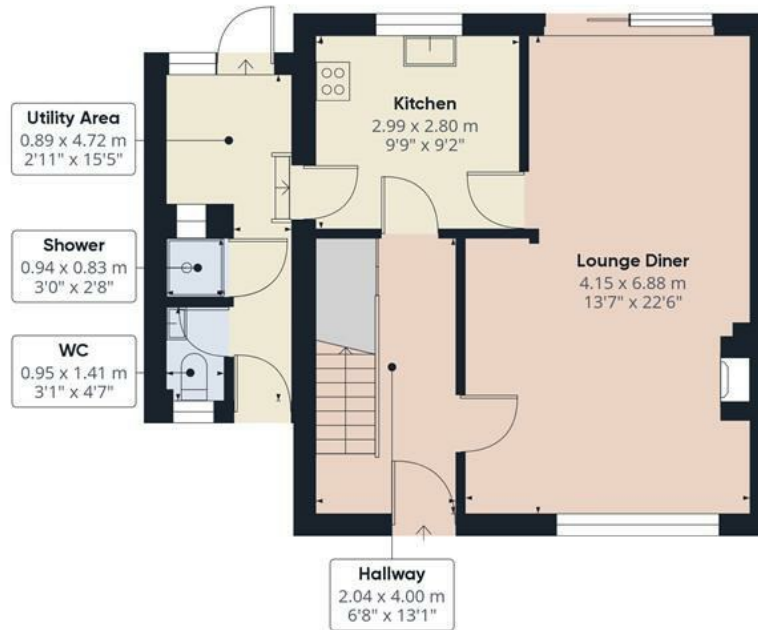












Floor 0

Approximate total area⁽¹⁾

90.11 m²

969.94 ft²



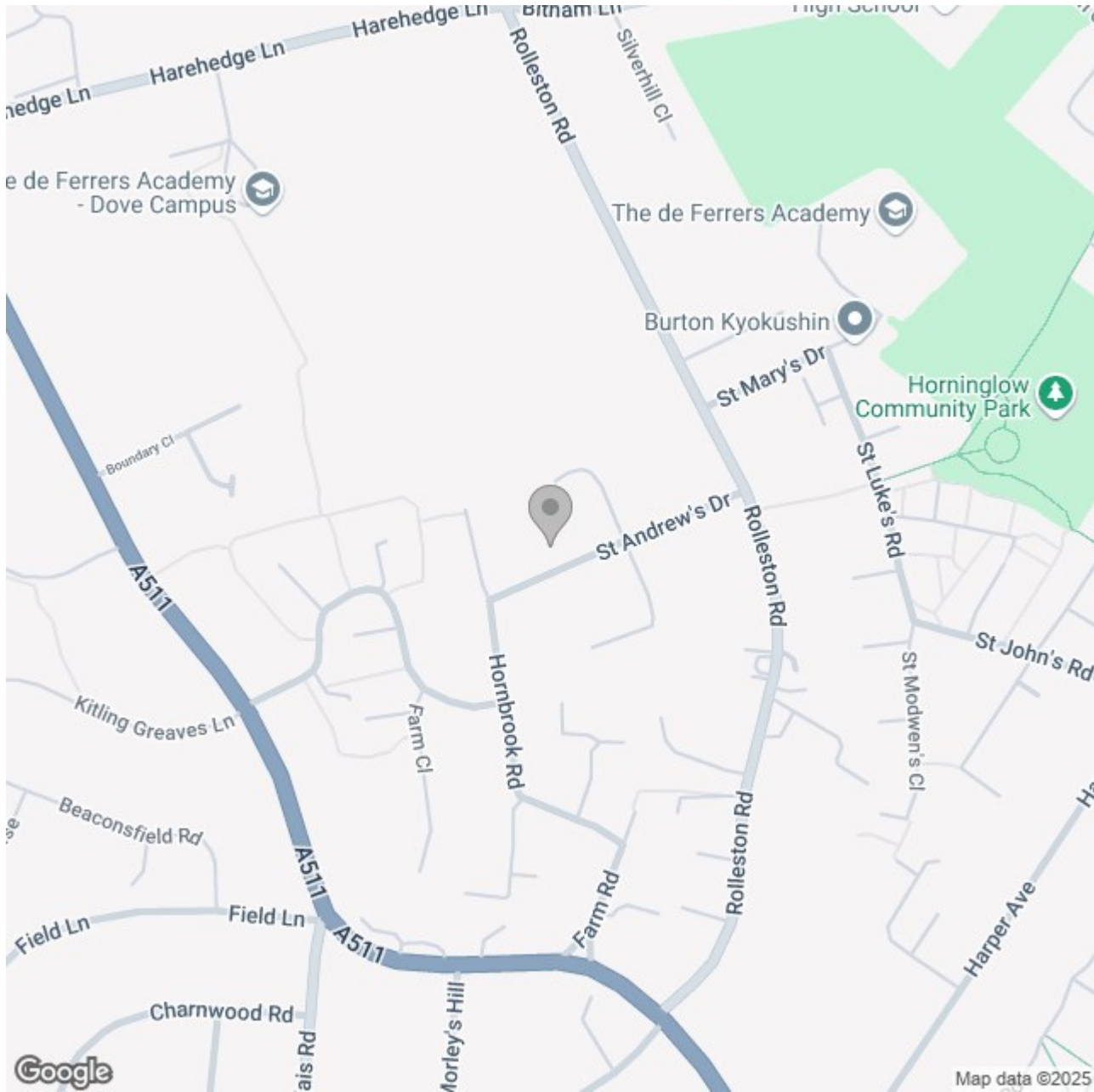
Floor 1

(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		
(69-80) C		74
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC