





**** FOUR BEDROOM DETACHED ** DETACHED GARAGE ** CORNER PLOT WITH LANDSCAPED GARDENS ****

Situated on the popular Lioncourt development, stands this four bedroom detached family home with detached garage. The property benefits from a high energy performance, having uPVC double glazing and gas central heating. This particular property has been subject to many upgrades, including oak glass panelled doors, extended entertaining patio and garden area, quartz work tops and Amtico flooring.

In brief the property comprises hallway, kitchen/diner, living room, utility room, cloakroom/WC, four bedrooms with the master having en-suite facilities and separate family bathroom. Externally, the property has a detached garage located at the head of the driveway, with ample off road parking in front.

The vendors of this property are happy to negotiate on certain furniture items. Buyers are encouraged to ask via the estate agent which items could be purchased.

Viewings on this property are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



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SALES & LETTINGS

Hallway

With a double glazed frosted composite frosted front entry door leading into, staircase rising to the first floor landing, alarm system unit, doorbell chime, smoke alarm, central heating radiator, feature accent panelled walls and internal glass oak double doors leading to:

Lounge

With 3x UPVC double glazed units to front and side elevations, TV aerial point and two central heating radiators.

Cloaks/WC

With a low level WC with continental flush, pedestal wash hand basin with mixer tap and tiled splashback, central heating radiator, spotlighting to ceiling and extractor fan.

Kitchen/Diner

With 2x UPVC double glazed windows to front side of elevations with built-in fitted blinds and a set of UPVC double glazed French doors leading to the patio, the kitchen features a range of matching base and eye-level storage cupboards and drawers with with drop edge preparation work surfaces and complementary tiling surrounding with LED downlighting. A range of integrated appliances includes a 1 1/2 composite container with spray mixer tap, five ring stainless steel gas hob with matching extractor hood, dishwasher, double ovens, fridge, freezer, two central heating radiators, spotlighting to ceiling and internal outdoor leading to:



Utility Room

With a UPVC double glazed rear entry door with built-in fitted blind, base and eye level storage cupboards, one of which houses the central heating gas boiler, plumbing space for under counter white goods, stainless steel sink and drainer with mixer tap, useful stairs built-in storage cupboard, extractor fan and spot lighting to ceiling







Landing

With smoke alarm, access into loft space via hatch, double oak doors lead to airing cupboard which houses the pressurised hot water tank, internal oak panel doors lead to:

Bedroom One

With a UPVC double glazed window to the side elevation, TV aerial point, central heating radiator, internal oak door leading to:

En-suite

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low-level WC, floating wash basin with mixer tap, double shower cubicle with sliding glass screen, waterfall showerhead and complementary tiling to wall coverings, shaving point, chrome heated radiator, spotlighting to ceiling and extractor fan.

Family Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising of low level WC, floating wash basin with mixer tap, bath unit with mixer tap and showerhead attachment, tiling to wall coverings, chrome heated towel radiator, shaping point, extractor fan and spot lighting to ceiling.

Bedroom Two

With a UPVC double glazed window to the side elevation, central heating radiator, a range of built-in fitting wardrobes with sliding doors comprising of hanging rails and shelving.

Bedroom Three

With 2x UPVC double glazed windows to side and front elevations and central heating radiator.

Bedroom Four

With 2x UPVC double glazed windows to side and front elevations and central heating radiator.







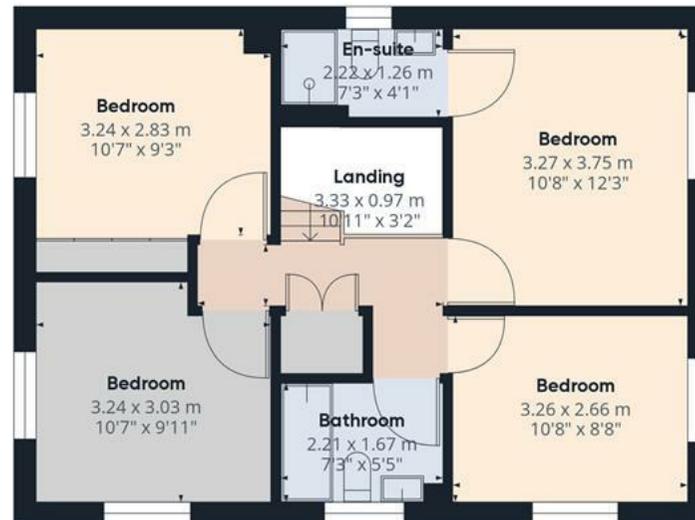








Floor 0



Floor 1

Approximate total area⁽¹⁾

107.27 m²

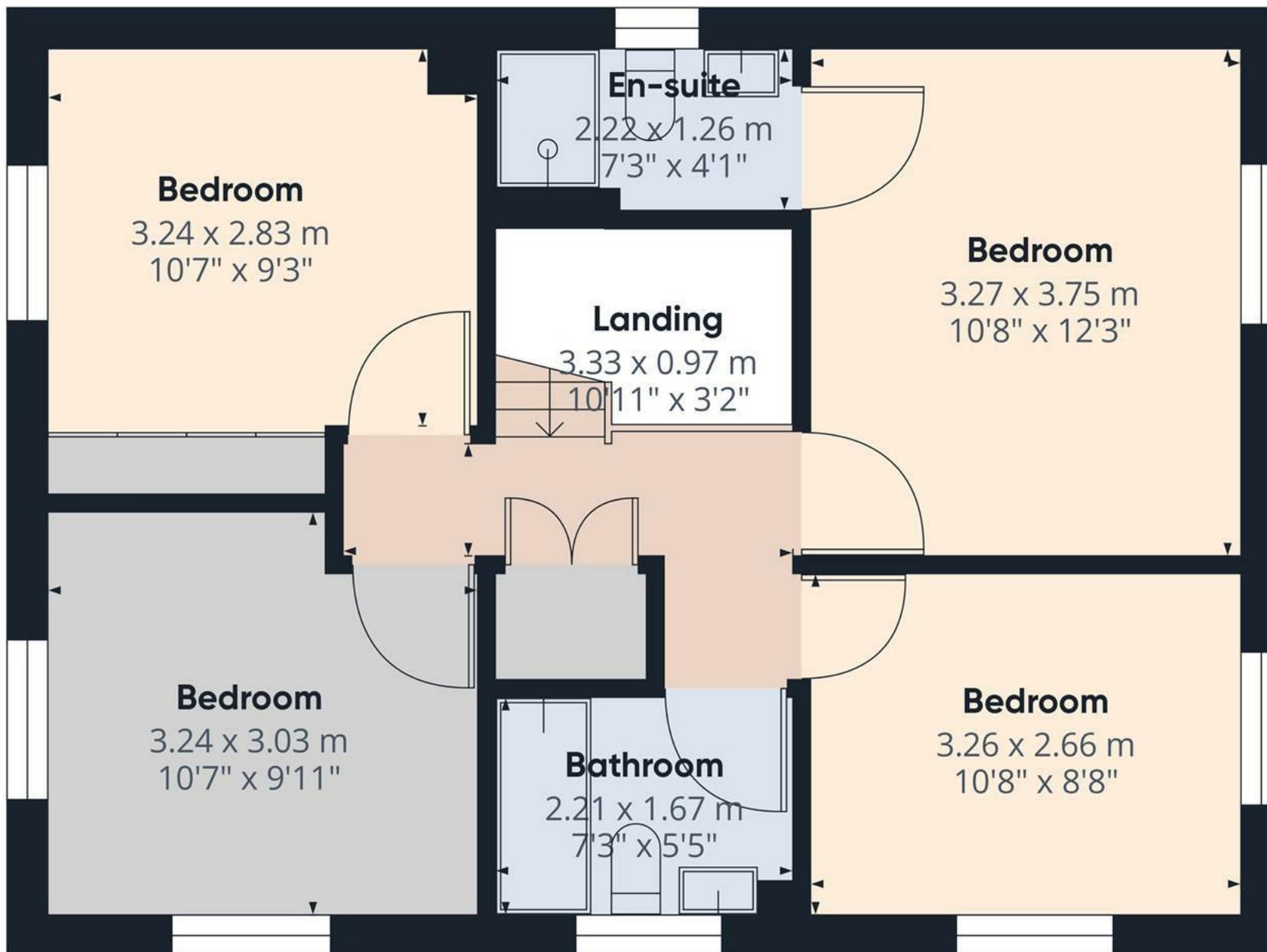
1154.64 ft²

(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.

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Approximate total area⁽¹⁾

51.75 m²

557.03 ft²

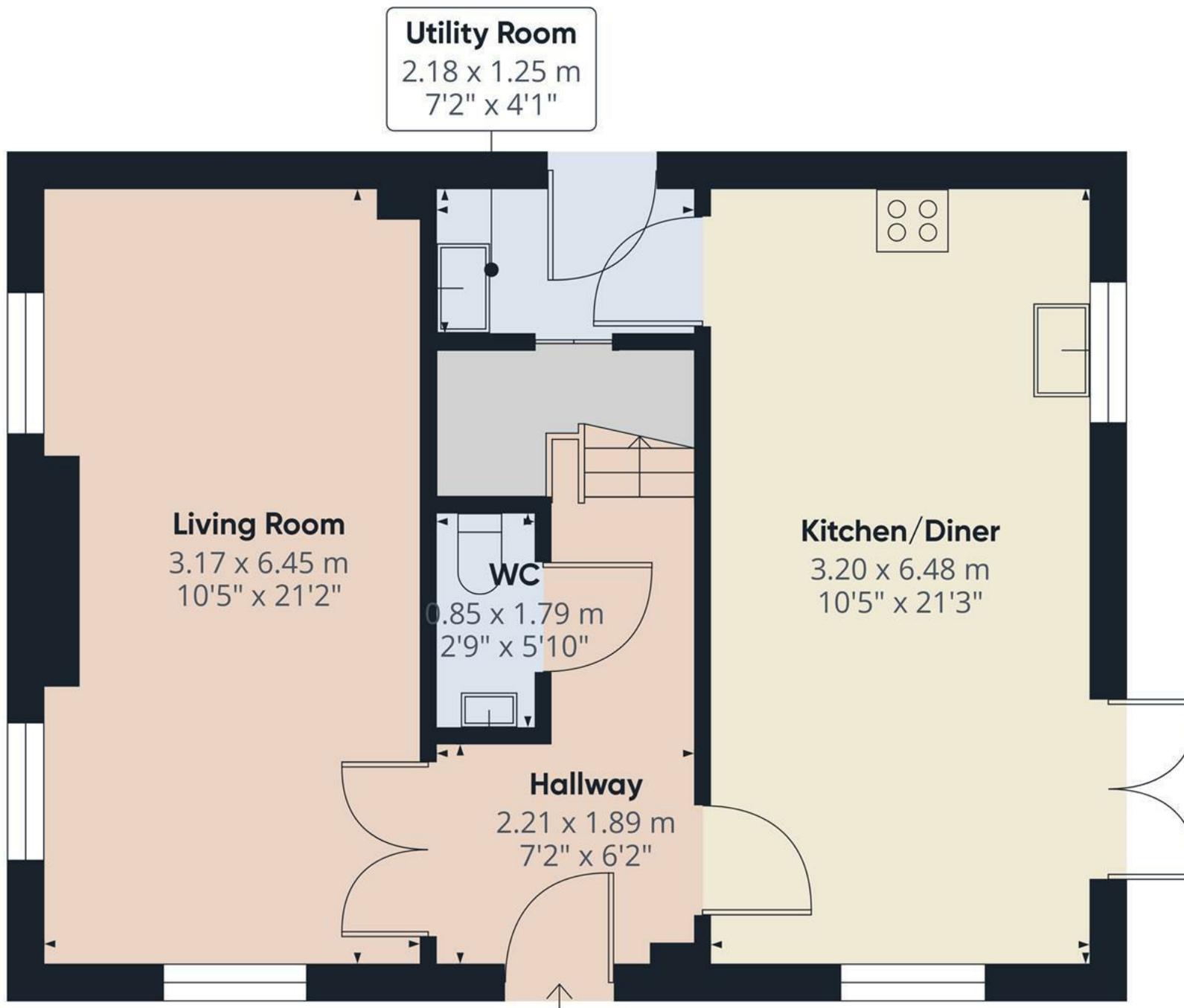
(1) Excluding balconies and terraces

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Floor 1



Floor 0

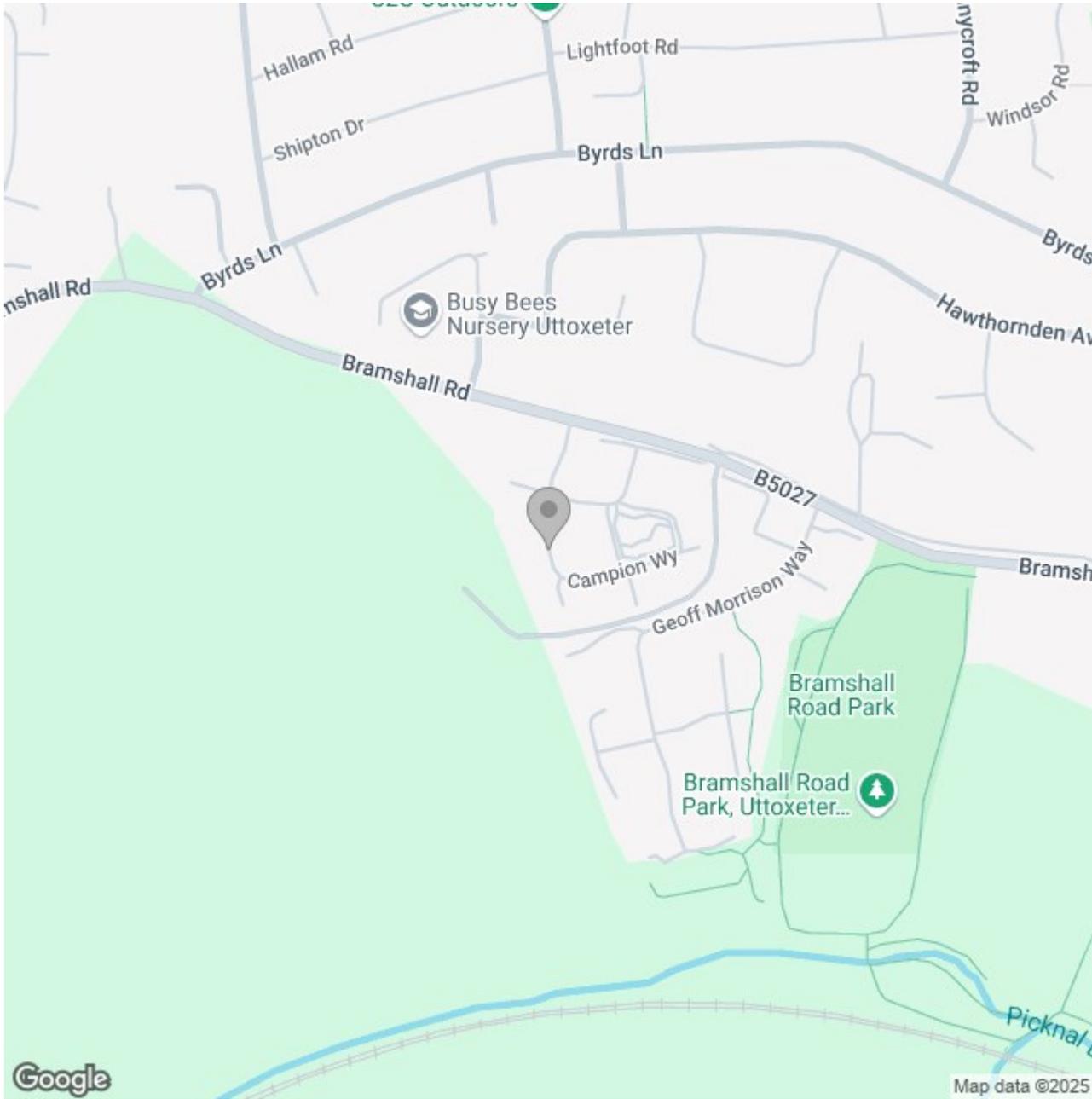
Approximate total area⁽¹⁾
55.52 m²
597.61 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(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	