







Situated in a desirable residential area, this well-presented three-bedroom detached home offers modern living with stylish interiors and practical spaces. With a contemporary kitchen, a spacious lounge, and a conservatory leading to a beautifully maintained garden, this property is ideal for families or professionals seeking comfort and convenience. The home benefits from a dedicated home office/music room, a garage for additional storage, and a thoughtfully designed first-floor layout with well-proportioned bedrooms.





## Accommodation

### Ground Floor

Upon entering through the front door, you are welcomed into a bright entrance hall, which provides access to the downstairs WC, complete with a low-level WC, a vanity wash hand basin, and a radiator. The spacious lounge to the front of the property serves as a cosy yet stylish living space, featuring a focal point log-effect electric fire with a marble hearth and surround, a large window allowing for natural light, a radiator, and an under-stairs storage cupboard.

The modern kitchen to the rear is fitted with a range of high-gloss units and drawers, with a sink and drainer built into a preparation work surface. It boasts a gas hob with an electric oven and extractor over, as well as plumbing and space for a washing machine. An opening leads to the conservatory, constructed of brick and UPVC double glazing, offering a delightful space for dining or relaxing, with French doors that open onto the rear garden.

### First Floor

The landing features a window to the side, loft access, and an airing cupboard for additional storage. The master bedroom benefits from two front-facing windows, a built-in double wardrobe with mirrored doors, an over-stairs storage cupboard, and a radiator. Bedroom two, a well-proportioned double room, enjoys a window overlooking the rear garden, while bedroom three, also positioned to the rear, is an ideal single room or home office, both featuring radiators. The family bathroom is fitted with a contemporary three-piece



suite comprising a P-shaped bath with a shower over and screen, a low-level WC, a wash hand basin, tiled splash backs, a radiator, and a window to the side elevation.

### Outside

The enclosed rear garden is designed for both relaxation and entertainment, featuring a slate patio area, ideal for outdoor dining, and a well-maintained lawn. The garage provides ample storage with an up-and-over door to the front and a personal side door leading to a versatile home office/music room, complete with a window for natural light.





















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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

88.94 m<sup>2</sup>

957.35 ft<sup>2</sup>

(1) Excluding balconies and terraces

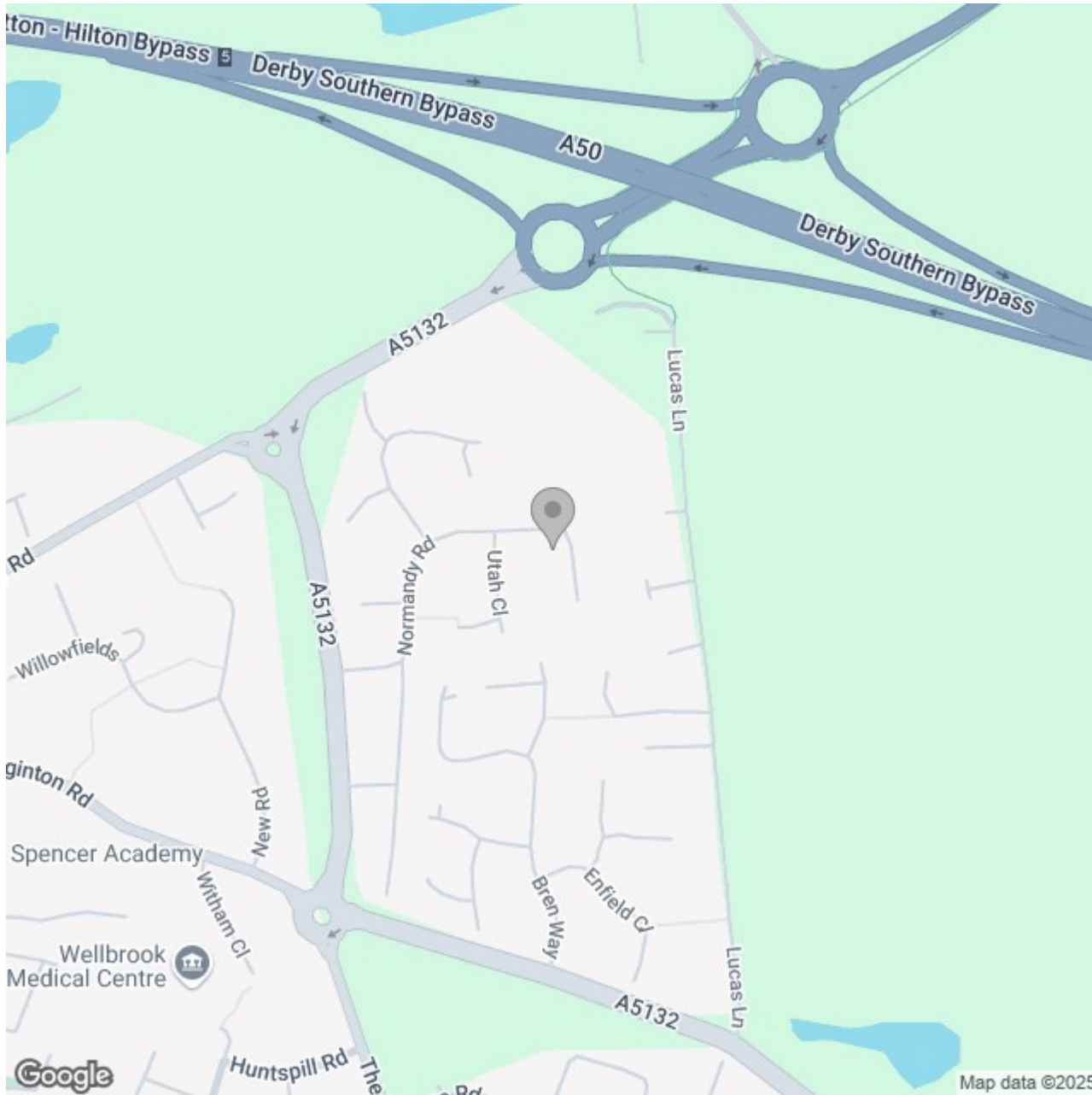
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	