





\*\*\*\* AMPLE PARKING IN CORNER POSITION \*\*\*\*  
Modern three bedroom property own immaculate condition offering a hall, lounge, dining kitchen, utility room and a guest cloakroom. Three bedrooms, master with wardrobes and an en suite shower, family bathroom. Front garden, front and side parking and an enclosed rear garden.



## HALL

Entrance door into the hall with stairs to the first floor and door to -

## LOUNGE

Upvc double glazed window to the front, radiator and door to -

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated dishwasher and a space for a fridge freezer. Upvc double glazed doors onto the garden, radiator, tiled floor and open through to -

## UTILITY

Plumbing and space for a washing machine, fitted cupboard, work surface, boiler, upvc double glazed window, tiled floor and door to -

## CLOAKROOM

Low flush wc, wash hand basin, tiled floor.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM

Built in wardrobe, radiator and upvc double glazed window to the front with views over the green space.



## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and radiator.







### BEDROOM 3

Upvc double glazed window and radiator.

### BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator.

### OUTSIDE

Corner position offering ample parking to the front and side, lawn area offering potential for additional parking. Enclosed rear garden with newly turfed garden and paved patio.

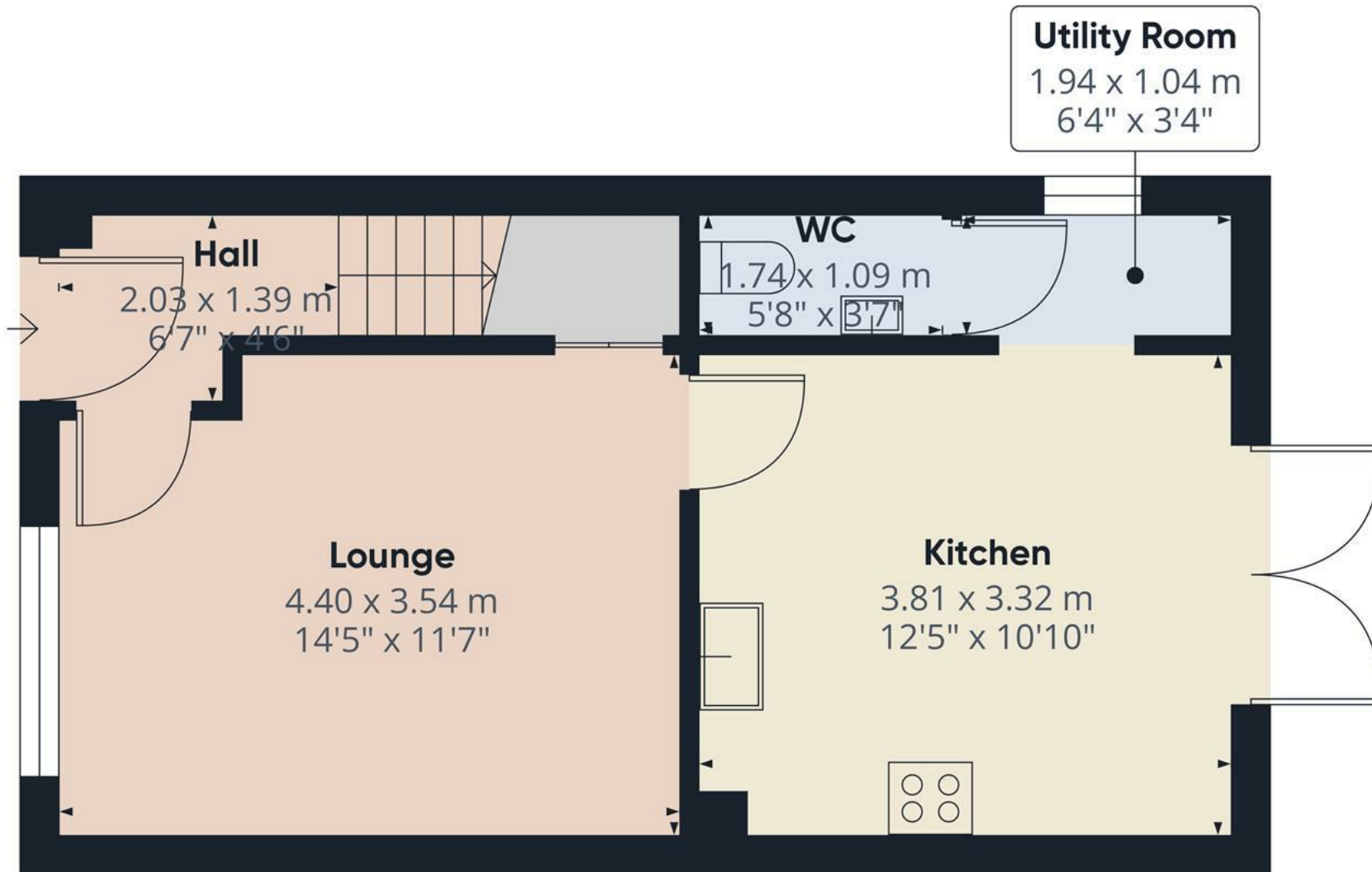


ABODE



ABODE





Approximate total area<sup>(1)</sup>  
36.59 m<sup>2</sup>  
393.86 ft<sup>2</sup>

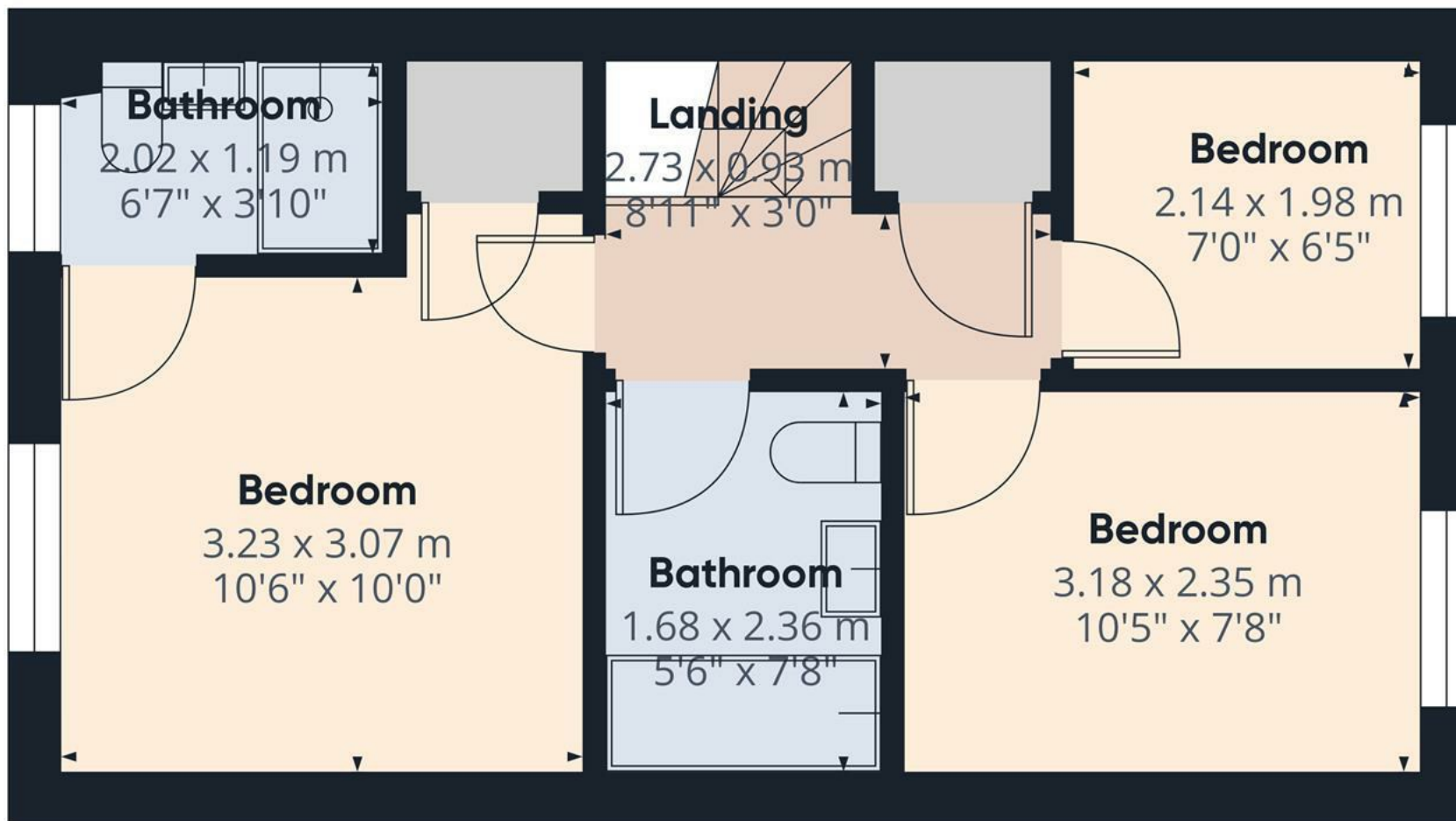
(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 0



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

33.26 m<sup>2</sup>

358.02 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



