



**ABODE**  
**FOR SALE**



\*\*\*\* TRADITIONAL BAY FRONTED  
DETACHED PROPERTY ON A GOOD SIZE  
PLOT \*\*\*\* Well presented family home  
offering a storm porch into an entrance  
hall, lounge and a dining room, fitted  
kitchen, three bedrooms and a family  
bathroom. Front and rear gardens,  
outbuildings, drive and a single garage.



## STORM PORCH

Entrance door into the hall.

## HALLWAY

Stairs to the first floor, radiator, storage cupboard and doors to -

## DINING ROOM

Upvc double glazed bay window to the front and a radiator.

## LOUNGE

Upvc double glazed bay window to the rear, radiator and a feature electric fireplace.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted cooker, space for a fridge and washing machine. Upvc double glazed window and a door to the garden.

## FIRST FLOOR LANDING

Upvc double glazed window to the side, radiator and doors to -

## BEDROOM 1

Feature fireplace, upvc double glazed bay window to the front and a radiator.

## BEDROOM 2

Upvc double glazed window to the rear and a radiator.

## BEDROOM 3

Upvc double glazed window and a radiator.



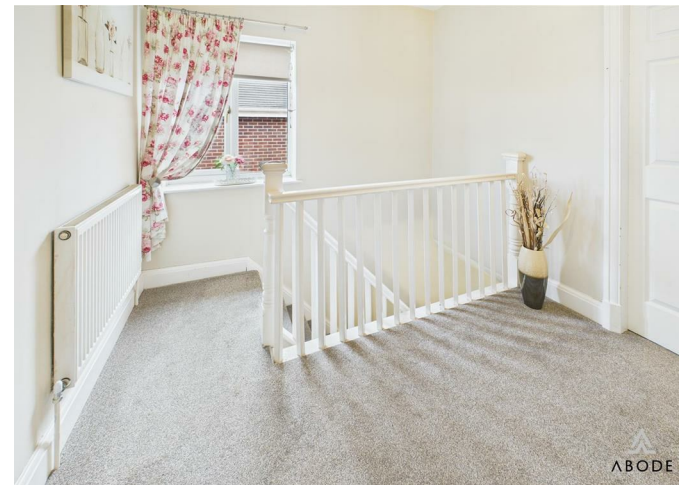
## BATHROOM

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

## OUTSIDE

Front lawn and side drive down to a single garage. Enclosed rear garden with lawn, paved patio, timber covered areas perfect for a hot tub.







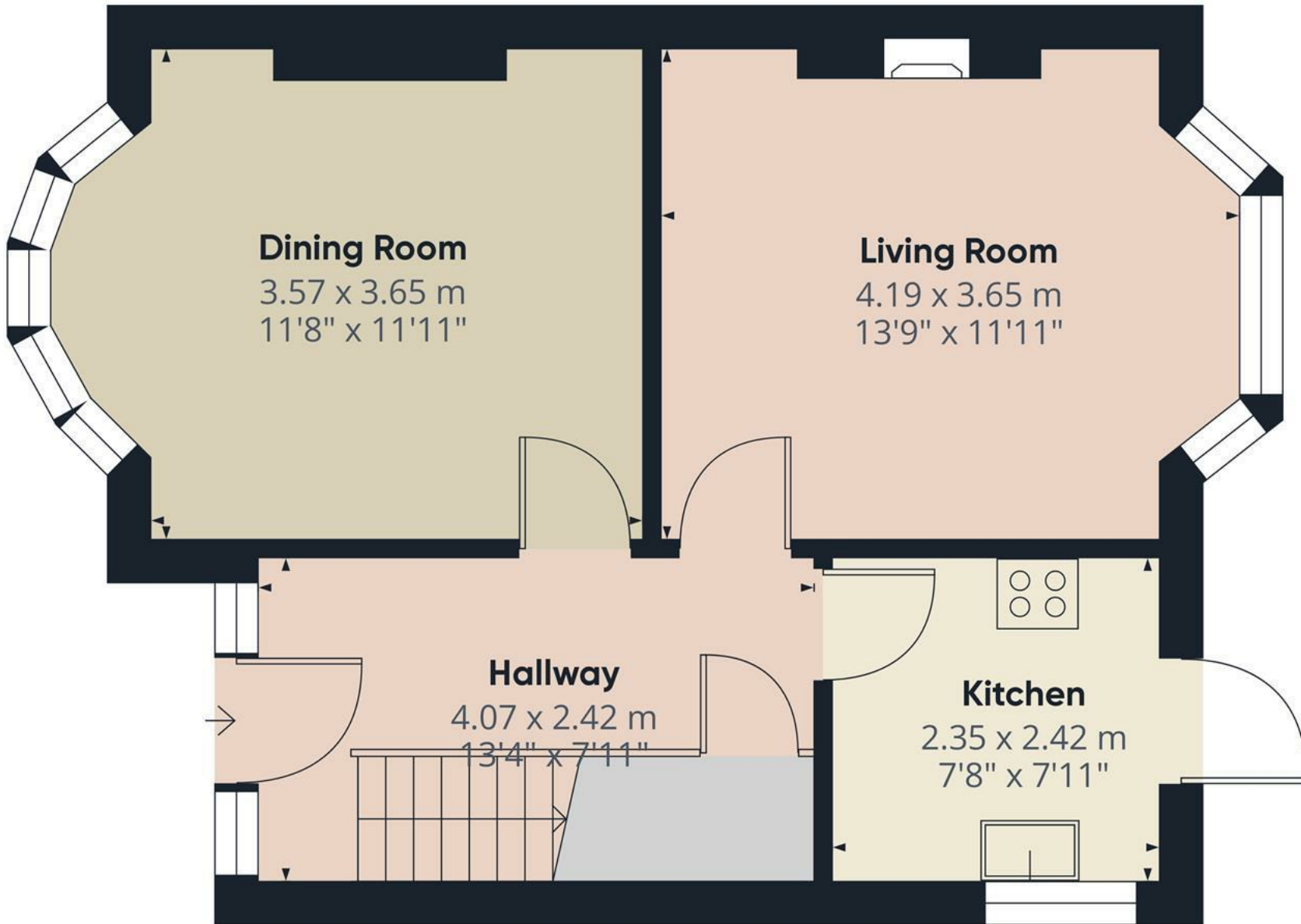












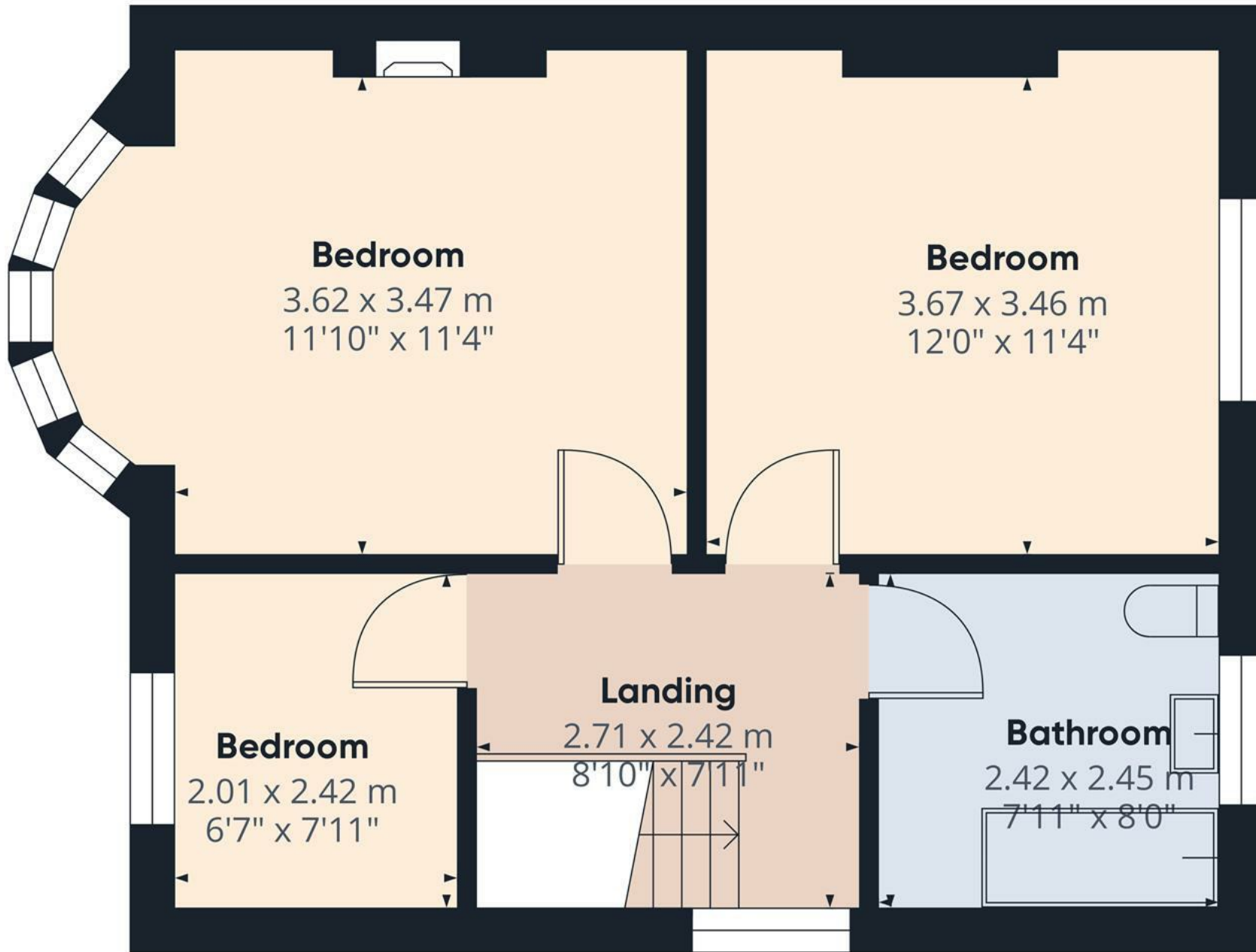
**Approximate total area<sup>(1)</sup>**  
44,64 m<sup>2</sup>  
480.5 ft<sup>2</sup>

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

44.04 m<sup>2</sup>

474.04 ft<sup>2</sup>

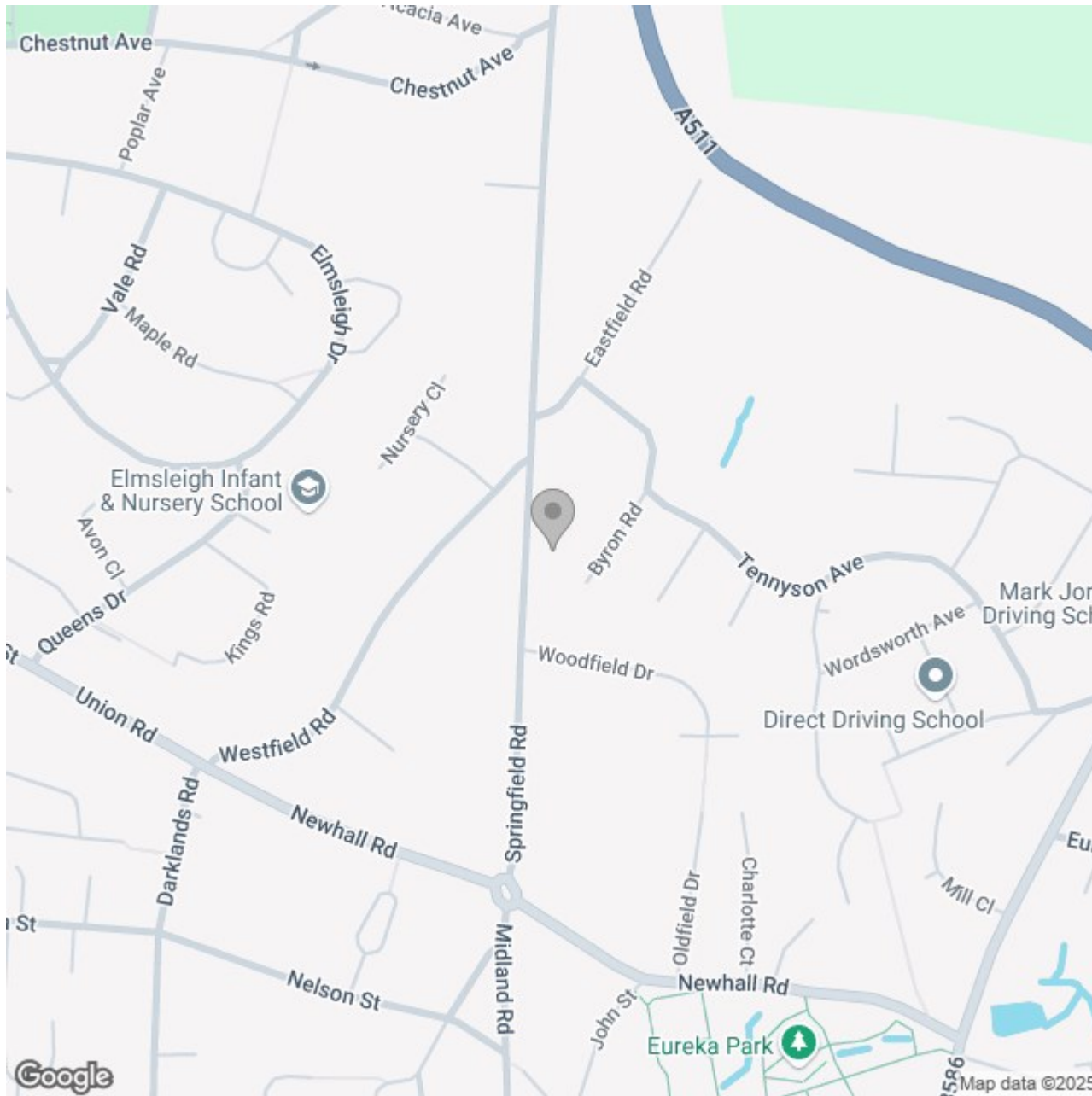
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Floor 1



## 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	