





ABODE

A beautifully presented four-bedroom detached family home offering spacious accommodation arranged over two floors. The property benefits from two reception rooms, a modern kitchen with separate utility, a ground floor WC, an en suite to the master bedroom, and a further family bathroom. Externally, the home offers off-street parking, an integral garage, and an enclosed rear garden—ideal for family living. Early viewing is highly recommended.



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## Accommodation

### Ground Floor

The property is entered through a covered porch into a spacious and welcoming hallway, which provides access to all principal rooms and the staircase to the first floor. To the front, the lounge features a large walk-in bay window that allows for plenty of natural light, a fitted carpet, and a central fireplace with surround. Double doors open through to the rear-facing dining room, which has sliding patio doors that lead out onto the garden, creating a lovely indoor-outdoor flow.

The modern kitchen sits to the rear and includes a range of matching wall and base units with wood-effect worktops, tiled splash backs, an integrated oven and gas hob with stainless steel extractor hood, and a one-and-a-half bowl sink with drainer beneath a large window overlooking the garden. There is also space for a fridge-freezer and dishwasher. A door leads into the separate utility room, which includes further units, a sink with drainer, plumbing for a washing machine, and a door to the side pathway.

The ground floor also benefits from a WC cloakroom fitted with a low-level WC and wash hand basin with tiled splash back. The integral garage is accessed externally and offers useful additional storage or parking.

### First Floor

The first floor landing provides access to four



well-proportioned bedrooms, a family bathroom, and an airing cupboard. The principal bedroom is a generous double room with built-in wardrobes and a private en suite, featuring a tiled shower cubicle, pedestal wash hand basin, low-level WC, and an opaque double glazed window to the side.

Bedrooms two and three are both spacious doubles and benefit from access to a modern Jack and Jill shower room. This shared en suite is fitted with a tiled shower cubicle, pedestal wash hand basin, low-level WC, and an







opaque window, making it ideal for children, guests, or teenagers.

Bedroom four is currently set up as a nursery and offers a front-facing double glazed window and central heating radiator.

The family bathroom completes the first floor accommodation and features a white three-piece suite comprising a panelled bath with mixer tap and shower attachment, wash hand basin, low-level WC, and tiling to wet areas, with a window to the side elevation.



#### Outside

To the front, the property enjoys off-street parking via a tarmac driveway which leads to the integral garage. There is a small lawned area with established hedging and a pathway to the covered entrance porch.

Gated access leads to the rear garden, which is fully enclosed by timber fencing and mature planting. The garden is mainly laid to lawn and features a paved patio seating area directly off the dining room—ideal for outdoor entertaining.



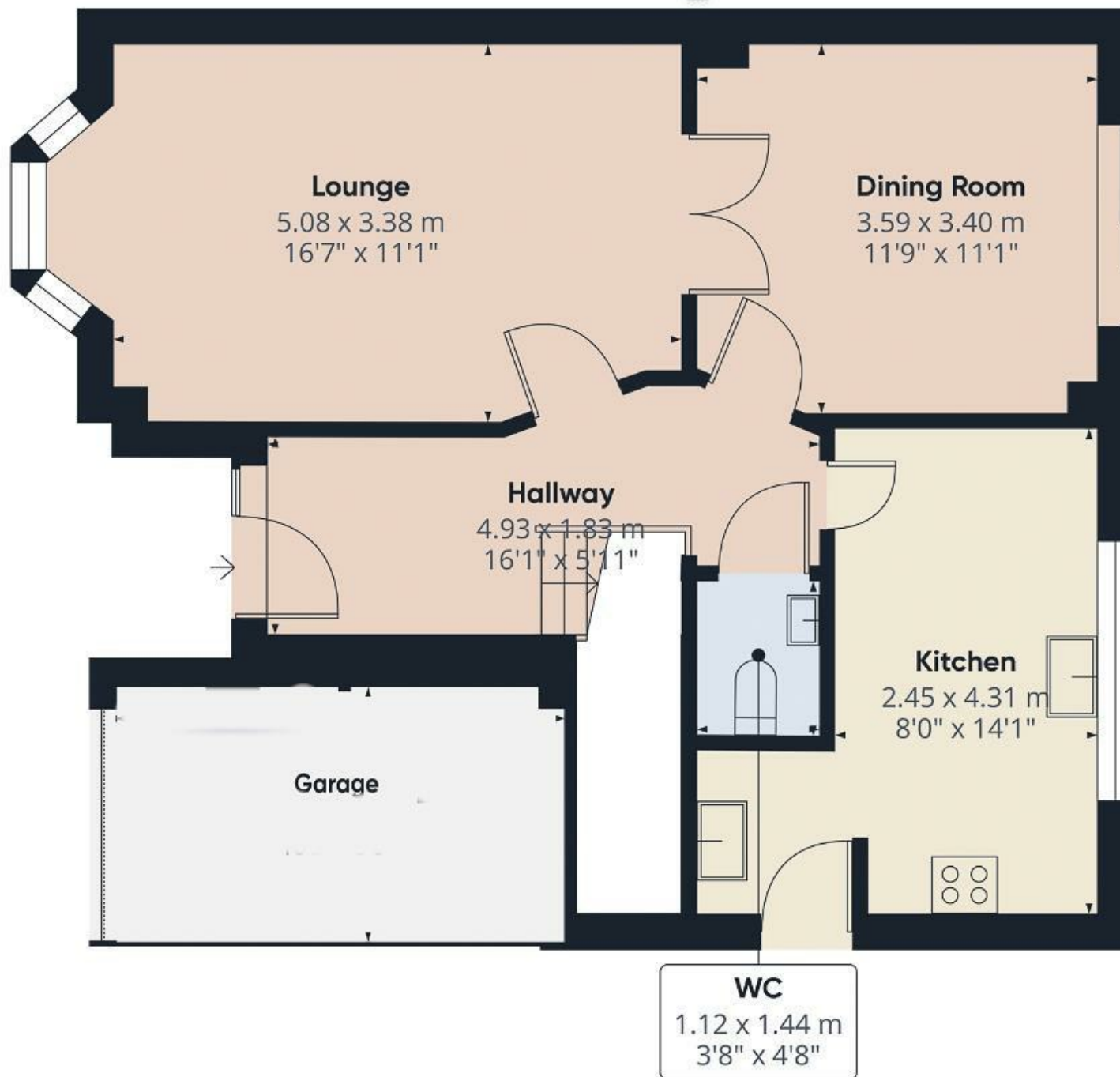












Floor 0

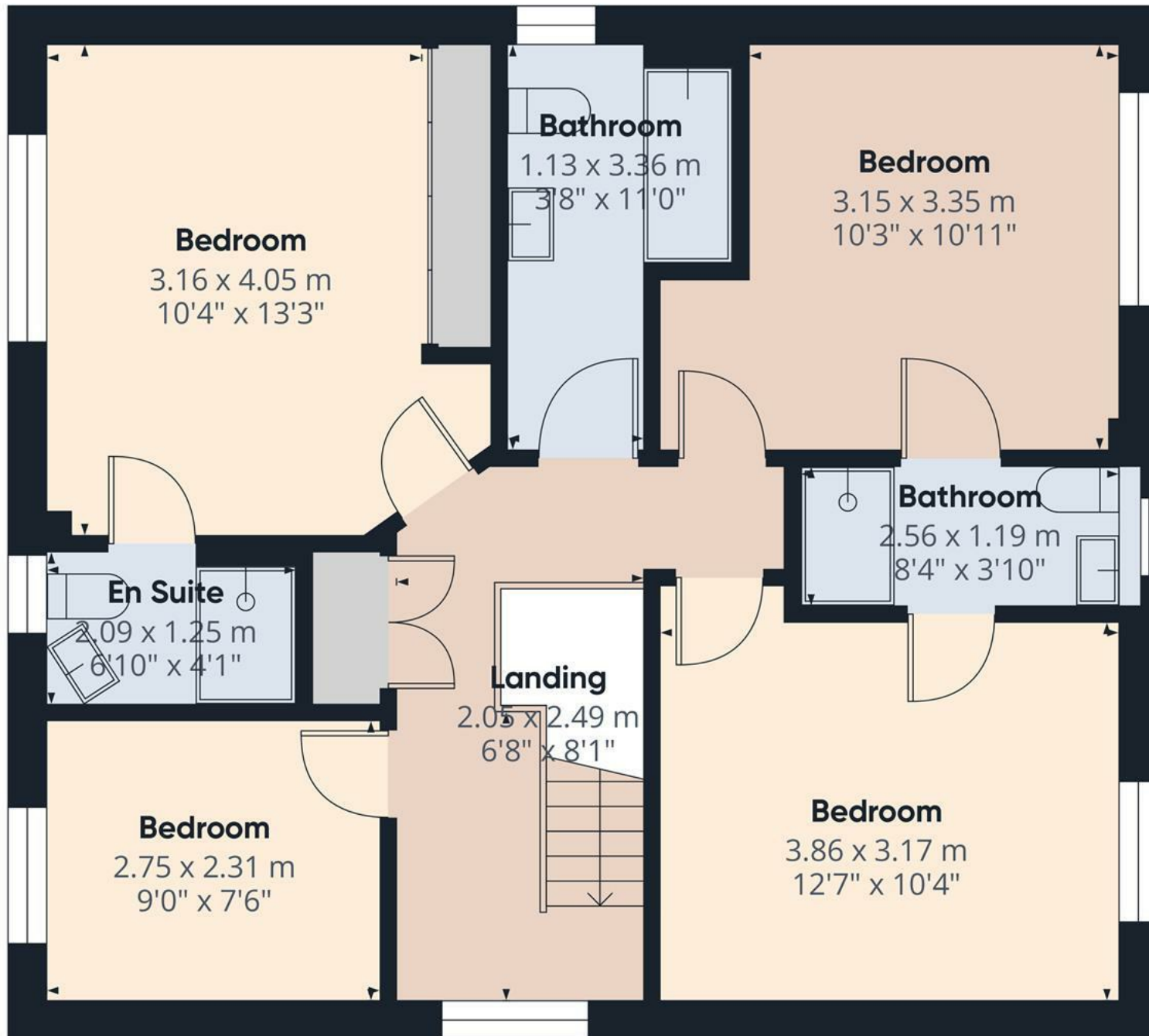
**Approximate total area<sup>(1)</sup>**

55.32 m<sup>2</sup>  
595.45 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.



Floor 1

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

63.55 m<sup>2</sup>

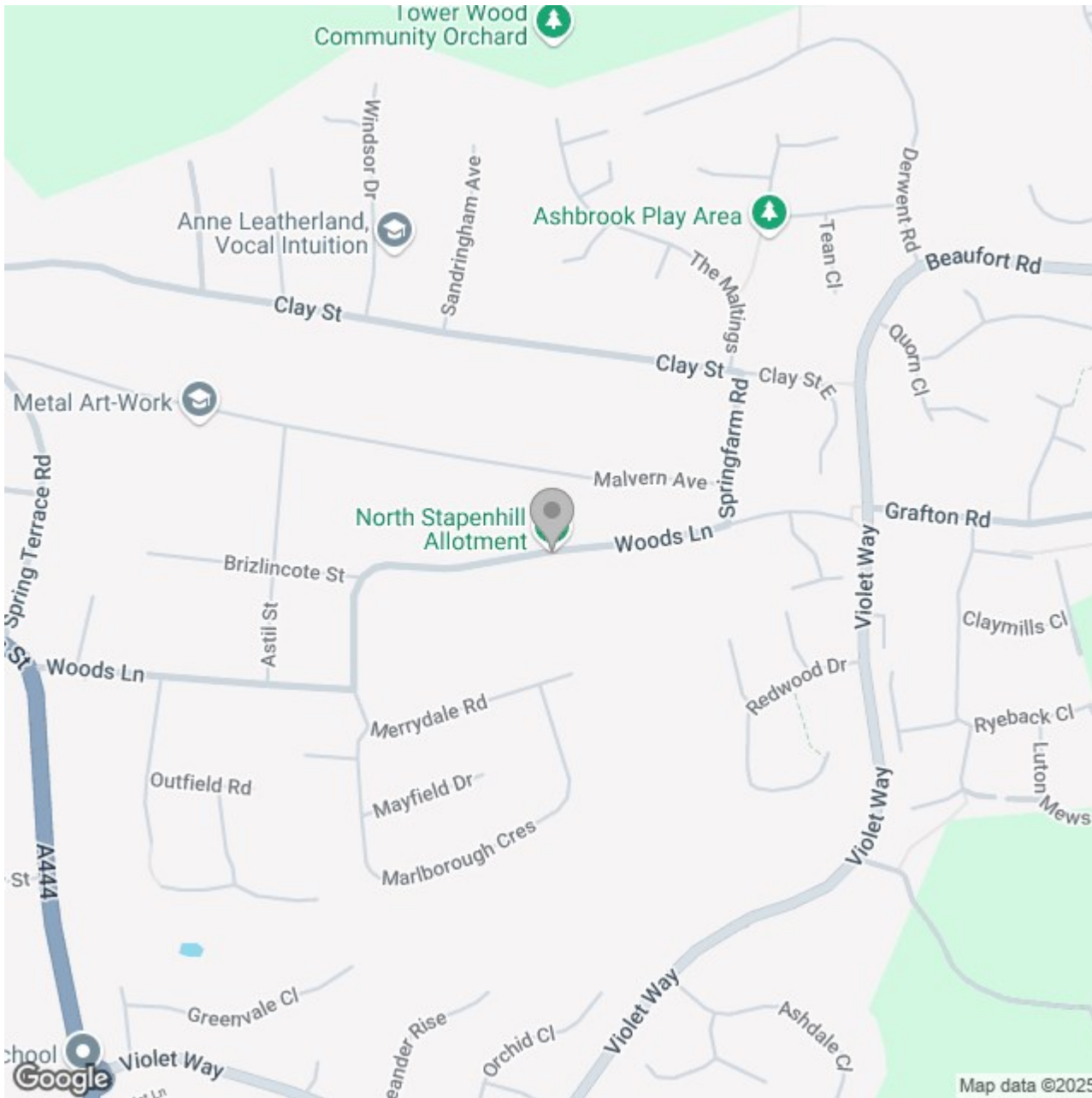
684.04 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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>		<b>85</b>
(69-80) <b>C</b>	<b>75</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	