





A charming well appointed four bedroom detached family home. This property boasts a spacious lounge, perfect for relaxing with family and open plan living kitchen dining space which is versatile space that can easily adapt to your lifestyle and opens out onto the enclosed rear garden. To the first floor there are four bedrooms with the master having en-suite shower room and family bathroom.

One of the highlights of this property is the south-facing garden, where you can enjoy the sunshine and create beautiful outdoor memories. Additionally, the integral garage provides ample space for parking or storage, adding to the convenience of this home.

Don't miss the opportunity to make this house your home. With its spacious layout, modern amenities, and desirable location.



Entrance Hallway

Lounge  
15.10 x 9.11

Open Plan Living Kitchen Diner  
27.6 x 10.2

Cloakroom  
2.11 x 5

Integral Garage  
20 x 10.1

Master Bedroom  
15.9 x 9.10

Ensuite  
3.10 x 6.8

Bedroom Two  
13.7 x 10.3

Bedroom Three  
11.6 x 10.

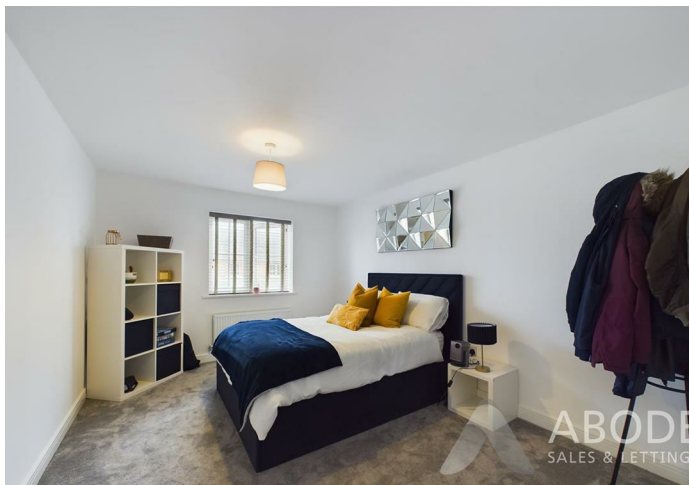
Bedroom Four  
10.2 x 7.9

Family Bathroom  
6.9 x 5.7

#### Disclaimer

We would like to inform all prospective purchasers that the vendor of this property is an employee of Abode Estate Agents.

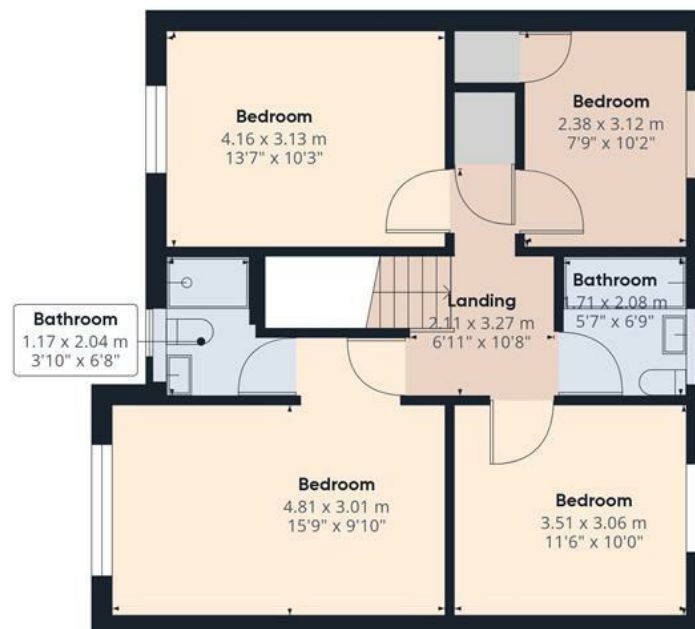








Floor 0



Floor 1

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

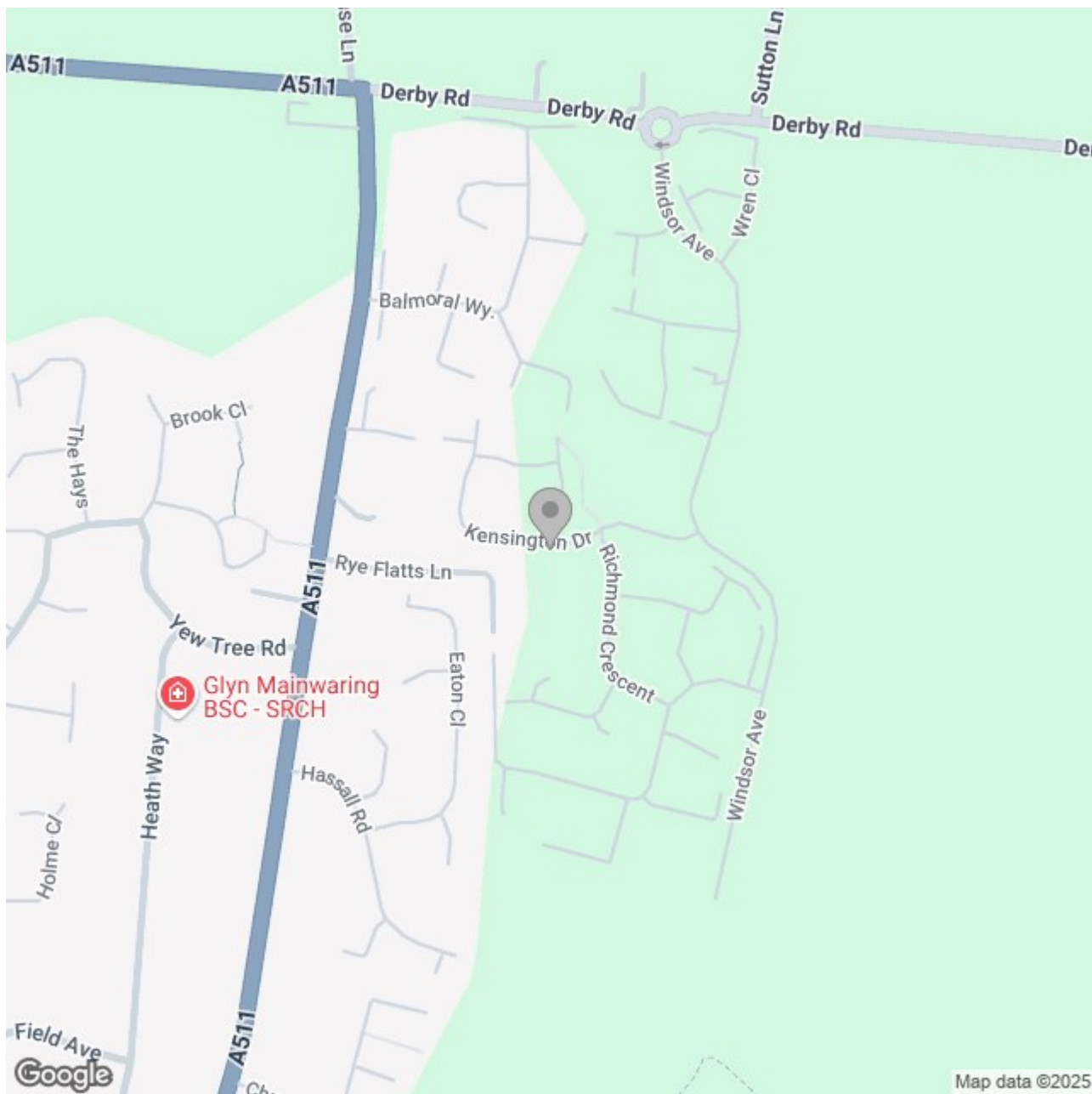
132.69 m<sup>2</sup>

1428.26 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.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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 