





****NO UPWARDS CHAIN**** This beautifully presented three-storey home offers a superb balance of contemporary living and peaceful surroundings, situated in a desirable non-estate position within the catchment for the sought-after John Taylor High School. Boasting spacious and well-appointed accommodation across all floors, this modern property also benefits from excellent commuter links via the A38 and A50, as well as close proximity to scenic countryside walks. Viewings are strongly encouraged to fully appreciate the accommodation on offer.







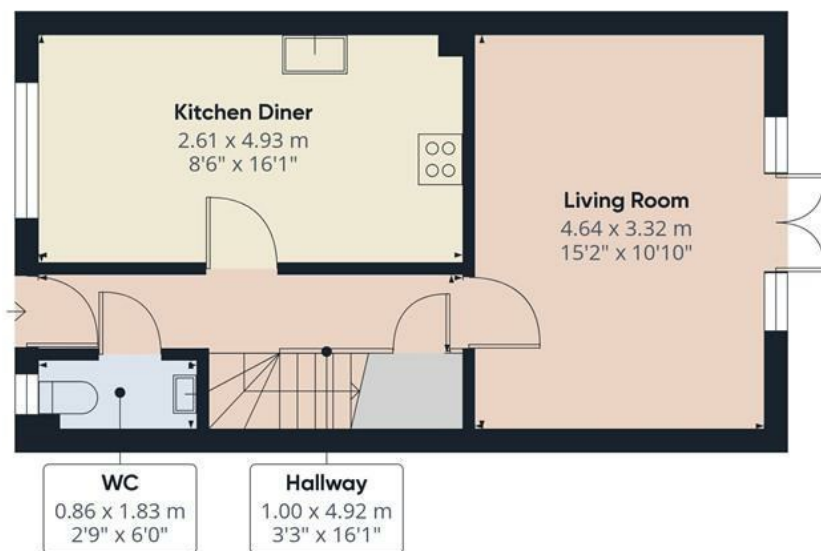




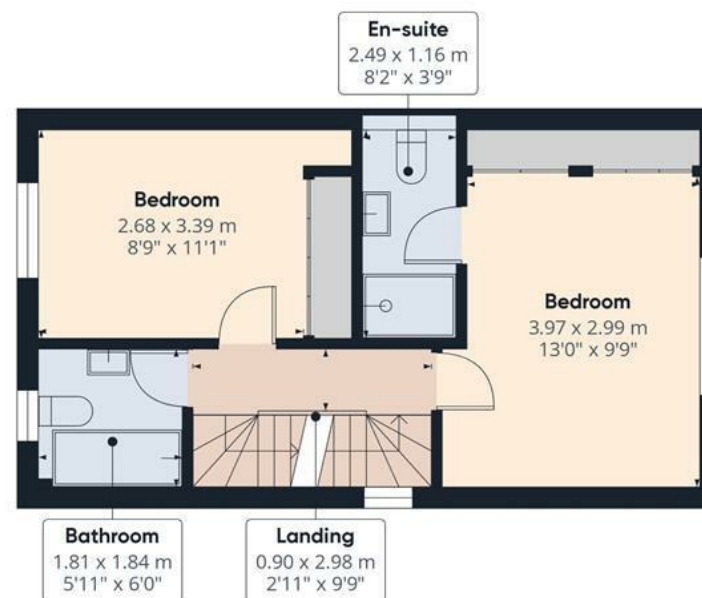


ABODE

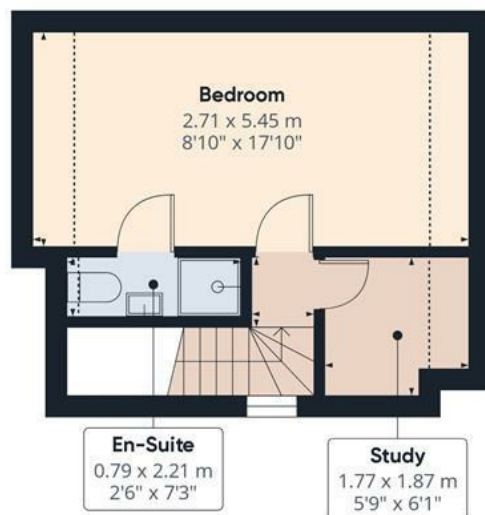




Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

91.39 m²

983.72 ft²

Reduced headroom

3.44 m²

37.04 ft²

(1) Excluding balconies and terraces

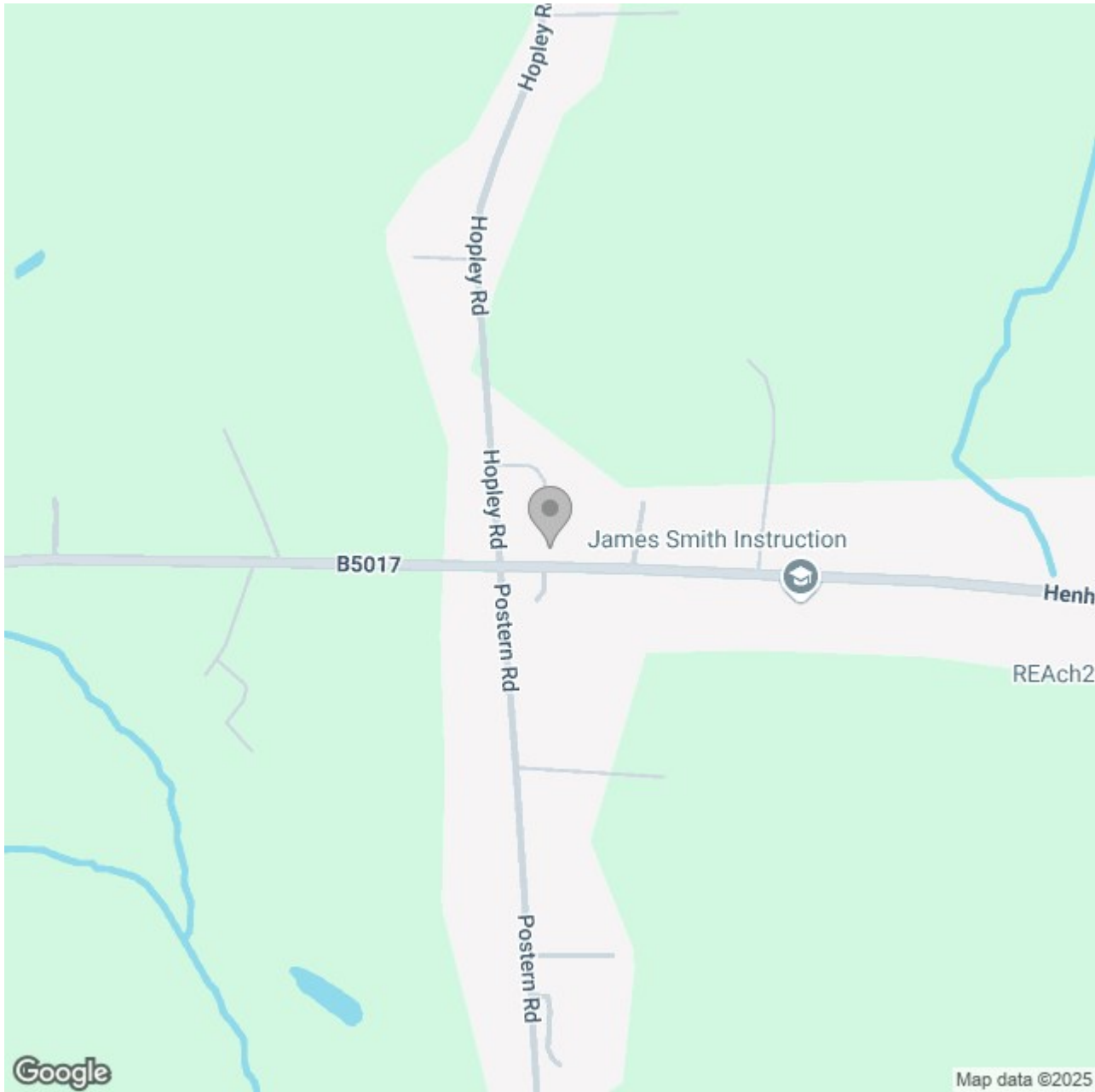
Reduced headroom

..... Below 1.5 m/5 ft

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.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 