





This three-bedroom property offers well-proportioned living accommodation with the benefit of a spacious lounge diner, fitted kitchen, and a modern first-floor bathroom. Externally, the home enjoys generous front and rear gardens along with ample off-street parking. Please note, the property is none standard construction, for more information contact ABODE Estate Agents.



Accommodation

Ground Floor

The property is approached via a welcoming entrance hallway with stairs rising to the first floor and access to the main reception rooms. The fitted kitchen includes a range of matching wall and base units, work surfaces, tiled splash backs, sink and drainer, oven with hob and extractor, and appliance spaces. A rear door leads directly out to the garden. The principal reception room is a generous lounge diner, offering ample space for both seating and dining areas, with natural light provided by a front-facing window and patio doors opening to the rear garden.

First Floor

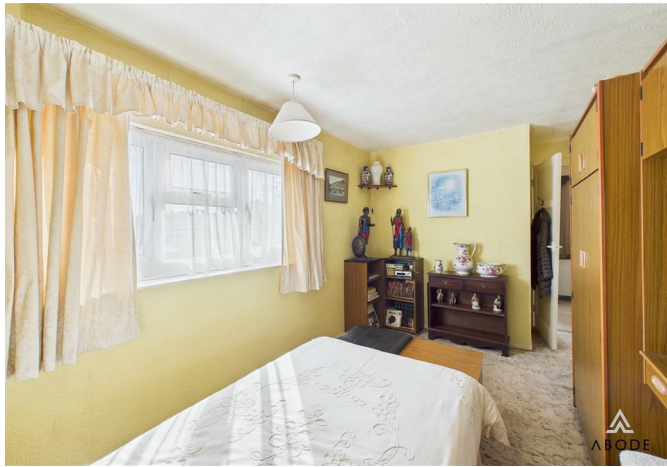
The landing gives access to three well-proportioned bedrooms. The master bedroom benefits from built-in wardrobes, while the second double bedroom also offers good floor space. The third bedroom provides flexibility for use as a single room or study. Completing the first floor is the family bathroom, which has been refitted with a modern three-piece suite comprising a bath with shower over, wash hand basin, and WC, complemented by tiled walls and flooring.

Outside

The property is set on a generous plot with a large frontage offering a lawn garden and a driveway providing off-street parking for multiple vehicles. Gated side access leads to the rear garden, which is a particular feature of the home. It comprises a patio seating area, shaped lawn, well-maintained borders with mature shrubs and hedging, and space for outdoor entertaining.

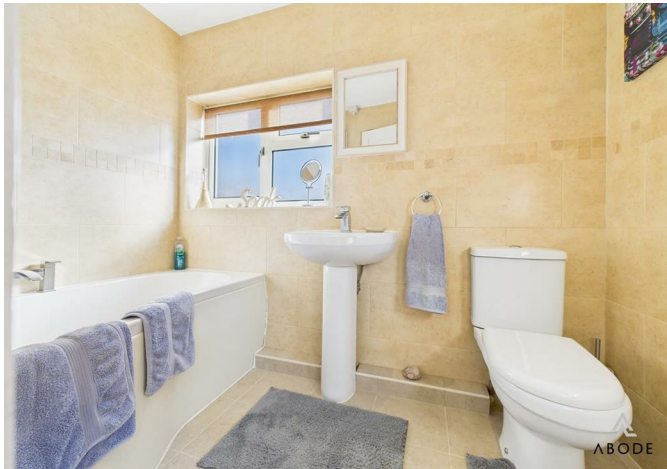


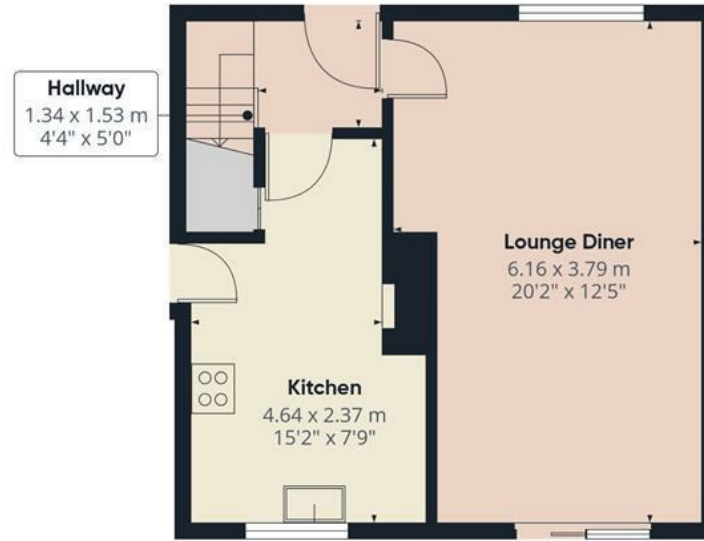












Floor 0



Floor 1

Approximate total area⁽¹⁾

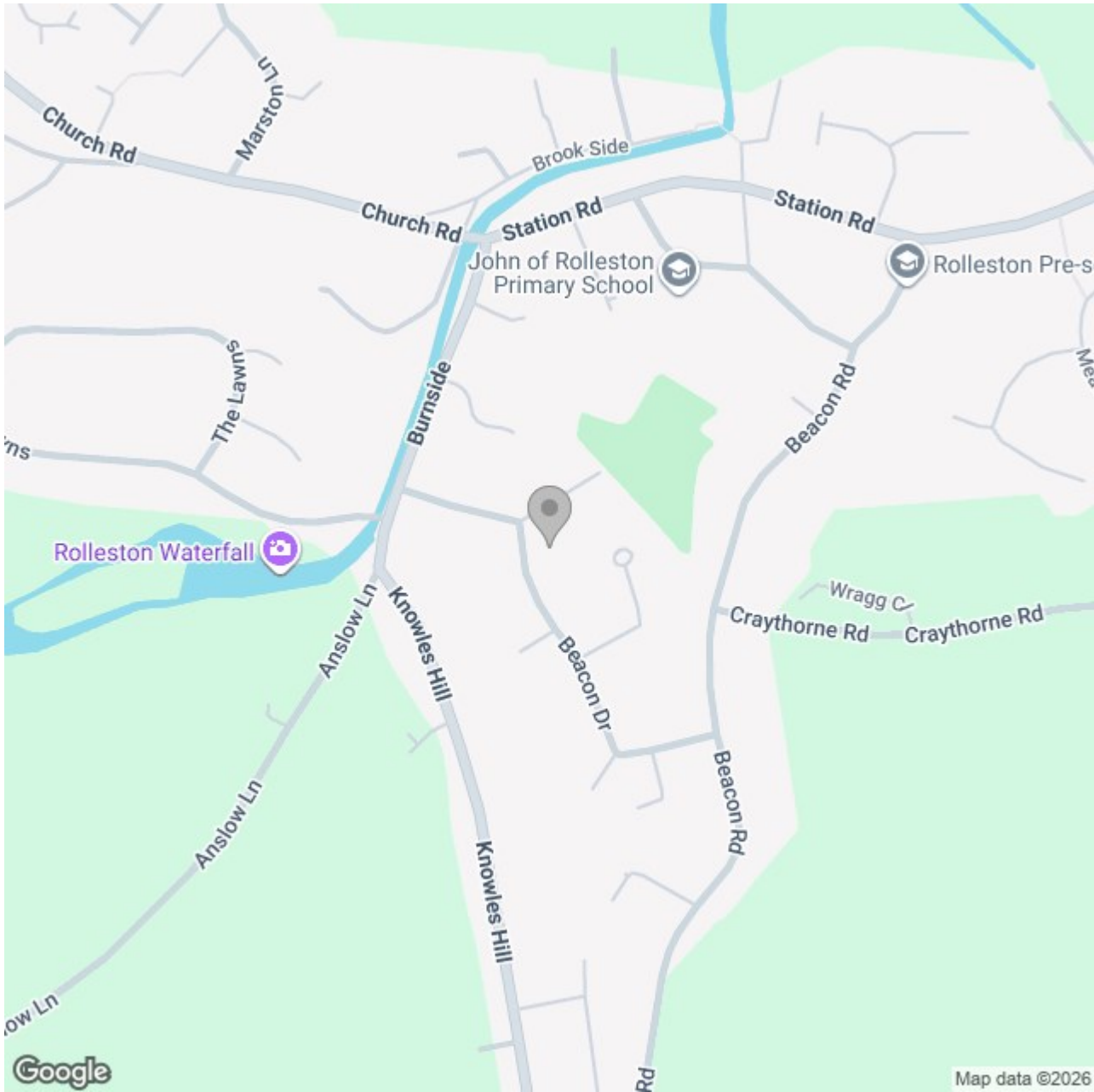
72.4 m²

779 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	