





ABODE

**** DOUBLE FRONTED DETACHED PROPERTY **** This is a well presented four bedroom detached property offering a hall, guest cloakroom, lounge with doors onto the garden. Fitted dining kitchen with utility room. Four bedrooms, en suite and a bathroom. Long drive, single garage and a good size rear garden.



ABODE



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HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLAOKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed windows to the front and side elevations, double doors into the garden and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Fitted electric oven and hob, integrated dishwasher and fridge freezer, sink and drainer unit. Upvc double glazed window, radiator and door to the utility room.

UTILITY ROOM

Fitted units with work surface, plumbing for a washing machine, radiator and a door to the garden.

FIRST FLOOR LANDING

Airing cupboard, loft access and doors to -

BEDROOM 1

Upvc double glazed window and radiator.

EN SUITE

Enclosed shower, low flush wc, wash hand basin and radiator.

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.



BEDROOM 4

Upvc double glazed window and radiator.

BATHROOM

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

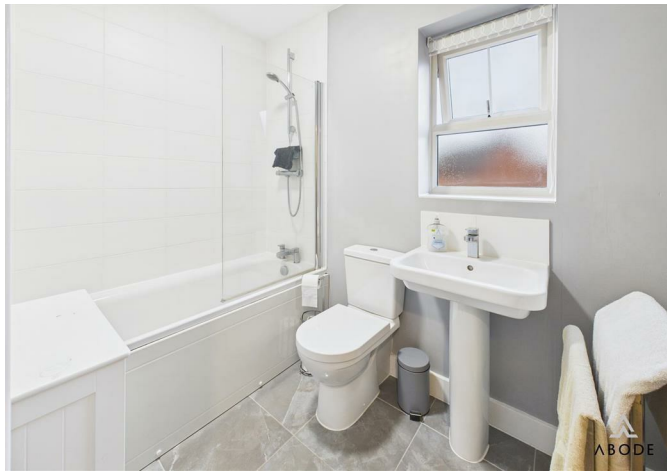
OUTSIDE

Long side drive down to a single garage and gate to the enclosed rear garden with patio and lawn.

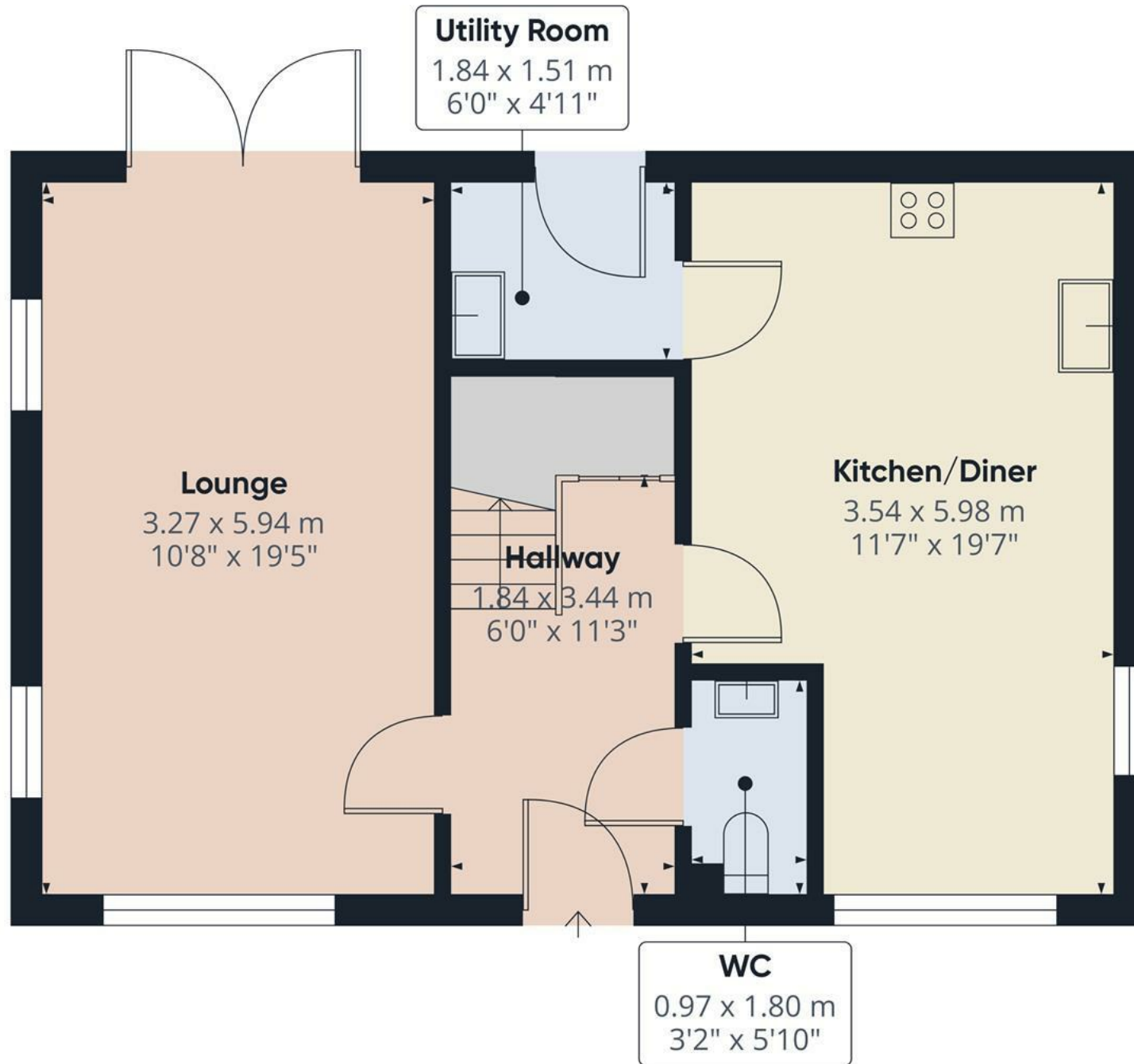












Floor 0

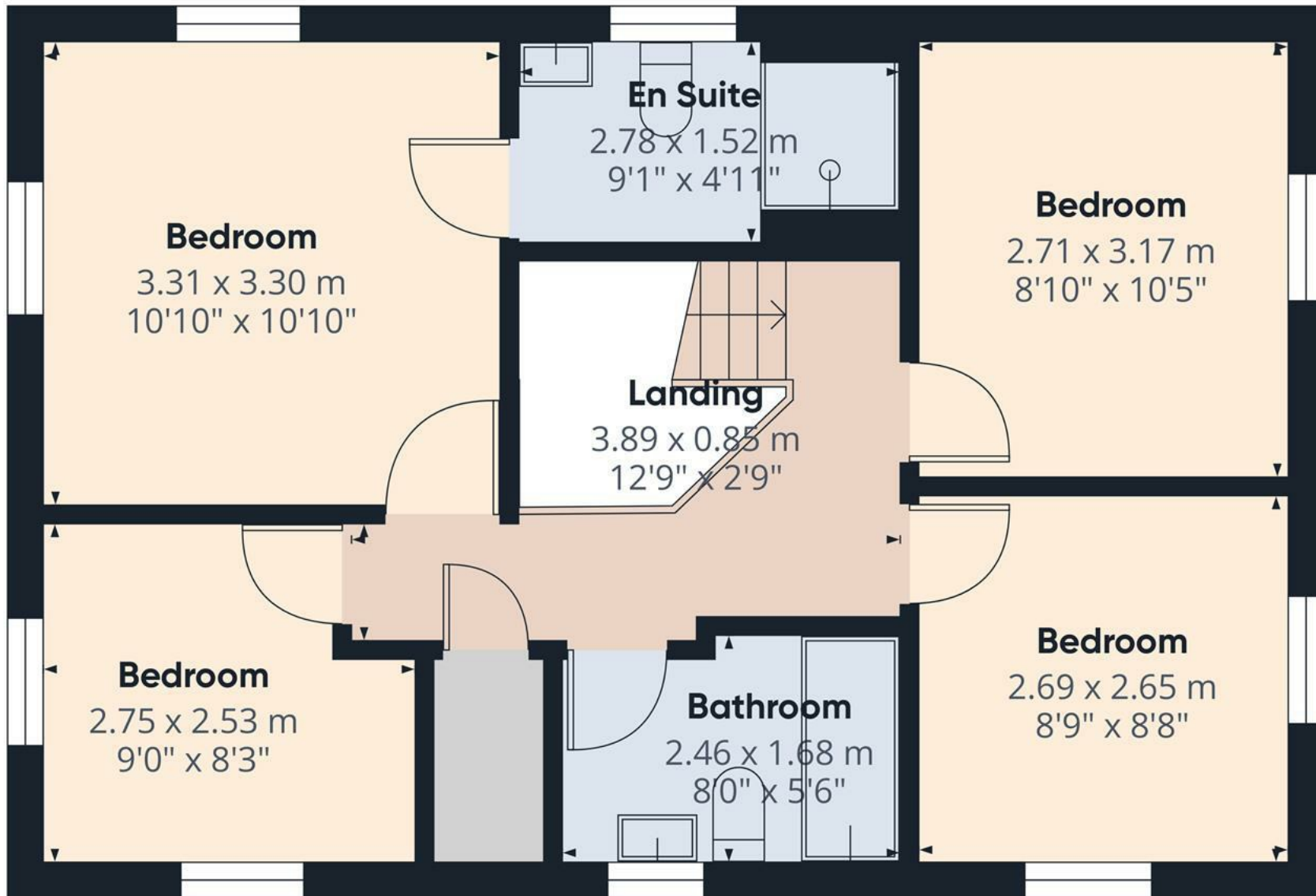
Approximate total area⁽¹⁾

52.3 m²
563 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.

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Approximate total area⁽¹⁾

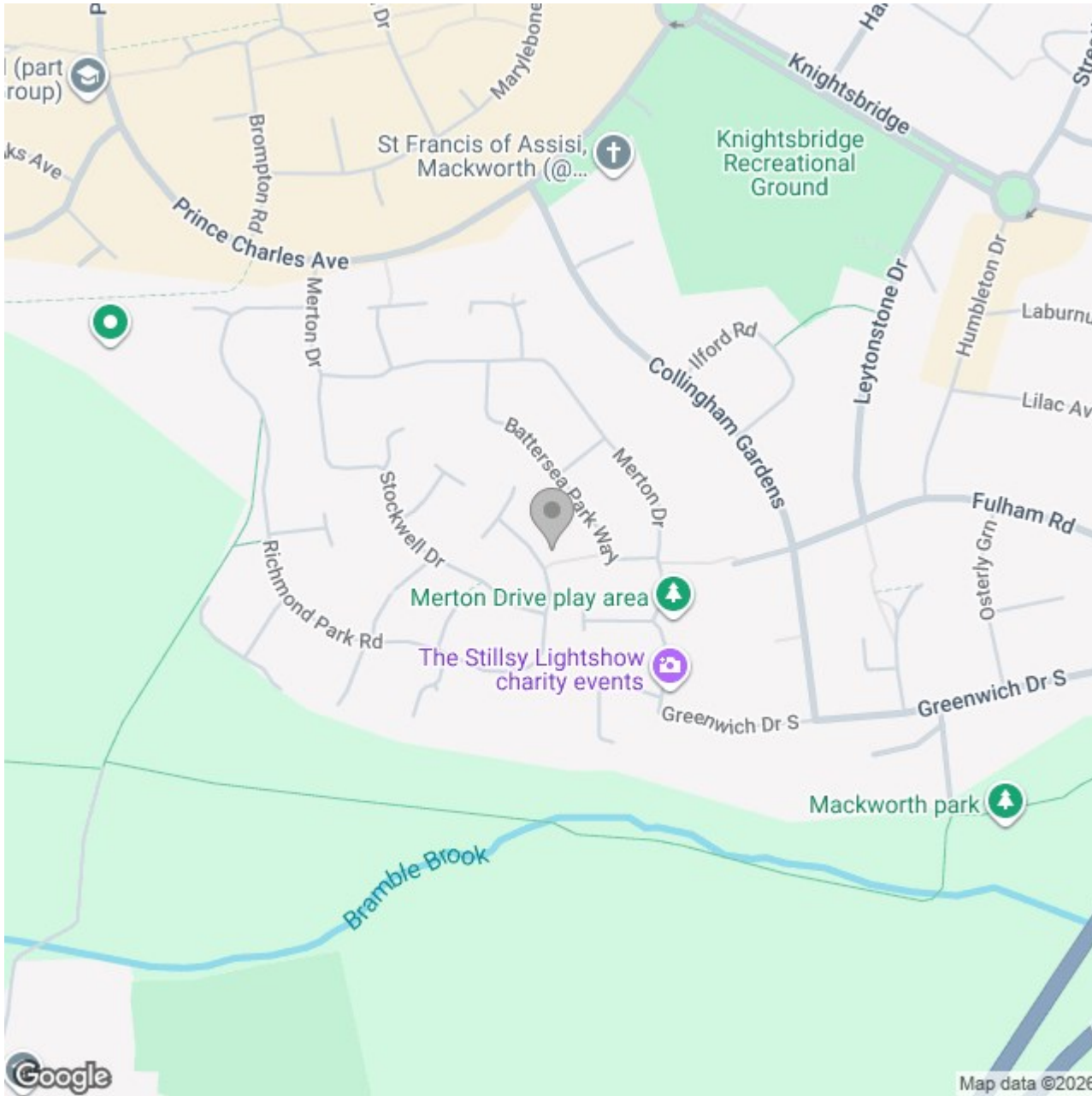
47.3 m²
509 ft²

(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.

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Floor 1



Energy Efficiency Rating

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