





**** IMMACULATE
CONDITION **** This is an
impressive family home
offering an entrance hall
with guest cloakroom,
lounge with double doors
onto the garden, family
room/study, fitted dining
kitchen also with doors onto
the garden and a utility
room. The first floor offers 4
good size bedrooms, family
bathroom and an en suite
shower room. Enclosed
garden, long drive and a
single garage.



ABODE
SALES & LETTINGS

HALL

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

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed window to the front and double doors to the rear, radiator.

FAMILY ROOM/STUDY

Upvc double glazed windows to the side and the front and a radiator.

DINING KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven, gas hob and an extractor hood, integrated fridge freezer and dishwasher. Upvc double glazed windows, doors onto the garden, radiator and a door to the utility room.

UTILITY ROOM

Plumbing and space for a washing machine, work surface and radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, upvc double glazed windows and a radiator.



EN SUITE

Shower, low flush wc, wash hand basin, chrome heater towel radiator and upvc double glazed window.

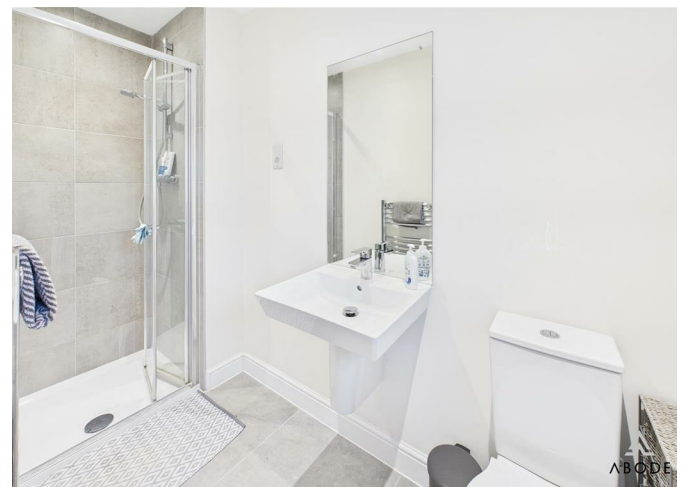
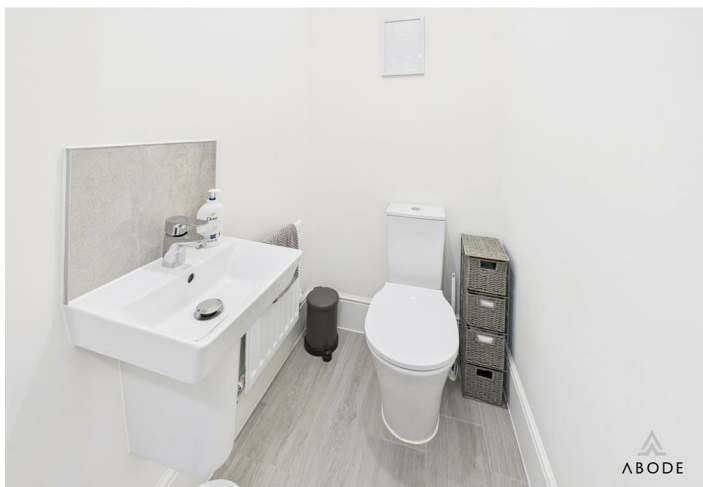
BEDROOM 2

Wardrobes, upvc double glazed windows and a radiator.

BEDROOM 3

Upvc double glazed windows and a radiator.







BEDROOM 4

Upvc double glazed windows and a radiator.

BATHROOM

Panel enclosed bath with shower and shower screen, low flush wc, wash hand basin, chrome heated towel radiator and upvc double glazed window.

OUTSIDE

Front lawn with shrubs, side drive down to a single garage with up and over door. Gated access into the enclosed rear garden with lawn and paved patio.









Approximate total area⁽¹⁾
56.5 m²
608 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

Utility Room

1.08 x 1.44 m
3'6" x 4'8"

Family Room

3.62 x 2.70 m
11'10" x 8'10"

WC

1.08 x 1.41 m
3'6" x 4'7"

Kitchen

4.50 x 3.88 m
14'9" x 12'8"

Hallway

5.33 x 1.79 m
17'5" x 5'10"

Lounge

4.78 x 3.22 m
15'8" x 10'6"



Floor 0



Approximate total area⁽¹⁾

51.9 m²
559 ft²

(1) Excluding balconies and terraces

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GIRAFFE360

En Suite

1.73 x 2.86 m
5'8" x 9'4"

Bedroom

3.93 x 3.36 m
12'10" x 11'0"

Bedroom

3.34 x 3.89 m
10'11" x 12'9"

Bathroom

1.68 x 2.33 m
5'6" x 7'7"

Landing

4.80 x 2.98 m
15'8" x 9'9"

Bedroom

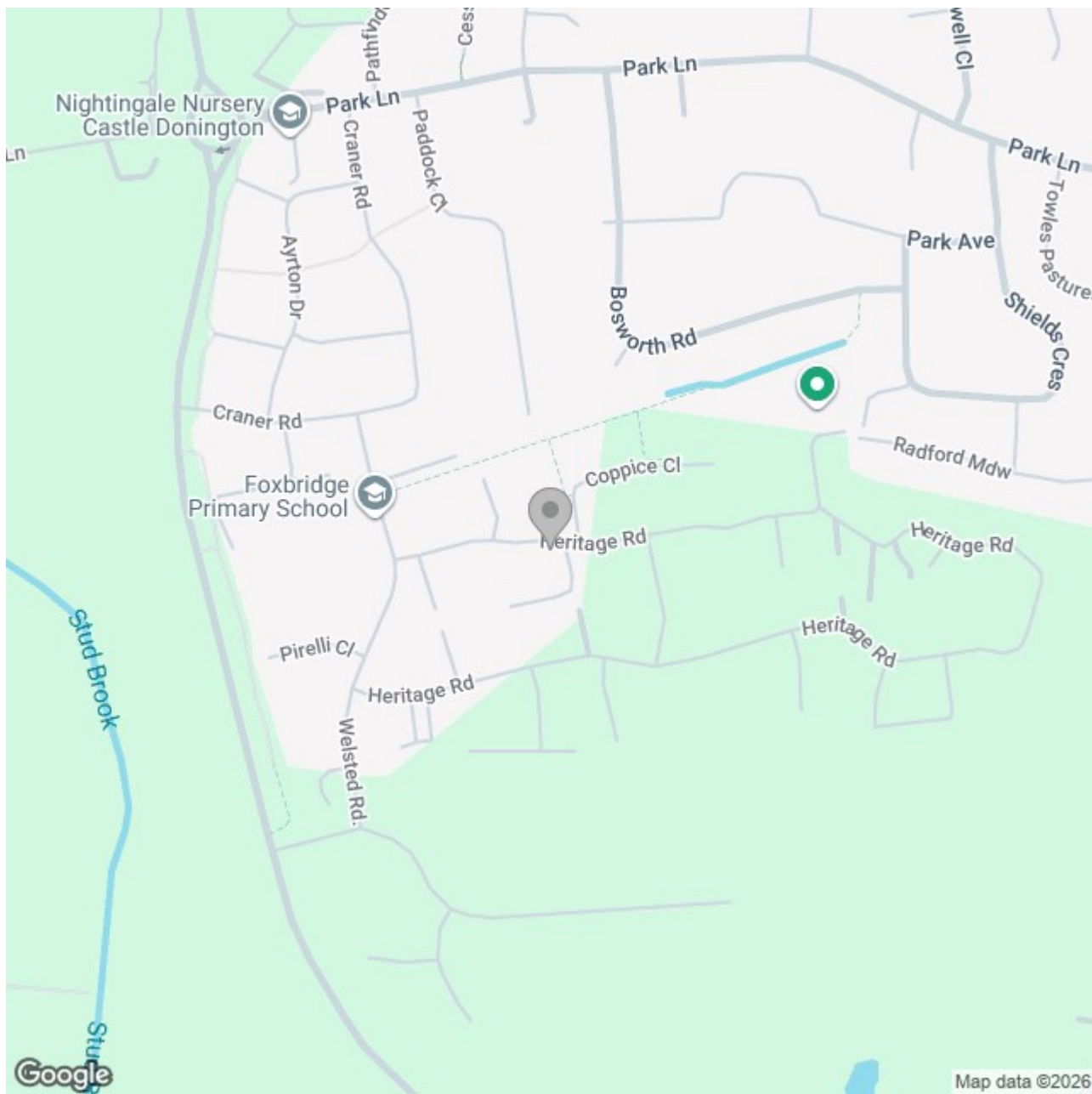
2.38 x 3.05 m
7'9" x 10'0"

Bedroom

2.33 x 3.07 m
7'7" x 10'0"



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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 	