





**** EXTENDED THREE BEDROOMS *
SOUTH FACING GARDEN ** NO CHAIN ****

An extended three-bedroom home offered with no chain, featuring a south-west facing garden and off-road parking. The property includes a welcoming entrance hallway, utility room, and cloakroom/WC, along with a spacious lounge with a focal point open fireplace.

To the rear, there is a modern open-plan kitchen/dining area with integrated appliances and French doors opening onto the garden, creating an ideal space for entertaining.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a landscaped rear garden with patio and lawn, as well as a double-width block-paved driveway to the front.



Hallway

Accessed via a uPVC double glazed front door with a frosted side window, the hallway features a staircase rising to the first-floor landing, an electric radiator, smoke alarm, and internal panel doors leading to:

Utility Room

Fitted with a uPVC double glazed window to the side elevation, wood-effect work surfaces, plumbing for appliances, and a range of base and wall-mounted storage cupboards. There is also a useful under-stairs storage cupboard and a frosted uPVC window to the side. An internal door leads to:

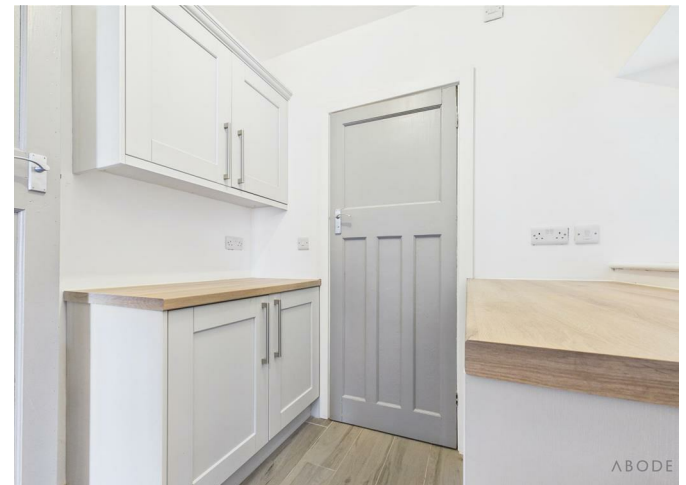
Cloakroom/W.C.

Comprising a low-level WC and wash hand basin with mixer tap and storage below.

Lounge

A bright and inviting space featuring a uPVC double glazed bay window to the front elevation. The focal point is a open fireplace with tiled surround. Additional features include an electric radiator and TV aerial point.







Kitchen/Diner

A well-appointed space featuring a uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors opening onto the rear garden. The kitchen is fitted with a range of matching base and eye-level units with drawers, complemented by wood-effect work surfaces.

Integrated appliances include an induction hob with stainless steel extractor hood over, built-in oven and grill, dishwasher, and fridge freezer. There is also a 1½ bowl composite sink and drainer with mixer tap.

Additional features include two double glazed Velux-style roof windows, ceiling spotlights, smoke alarm, and TV aerial point.

Landing

With access to the loft space, smoke alarm, and a useful storage cupboard housing the hot water system. Doors lead to:

Bedroom One

A spacious room with a uPVC double glazed bay window to the front elevation, electric radiator, and TV aerial point.

Bedroom Two

Featuring a uPVC double glazed window to the rear elevation, electric radiator, and TV point.

Bedroom Three

With a uPVC double glazed window to the rear elevation, electric radiator, and TV aerial point.

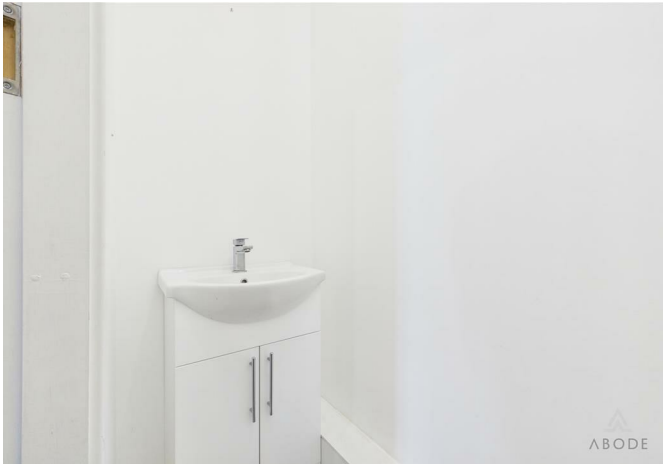
Bathroom

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a P-shaped bath with curved glass screen and electric shower over. Complementary tiling, a heated towel radiator, extractor fan, and a frosted uPVC double glazed window to the front complete the space.

Exterior/Garden

The property features a block-paved patio leading to a rear garden, mainly laid to lawn and enclosed by timber panel fencing with concrete posts around the perimeter and solid feather-edge fencing to the rear. Side access provides a pathway to the front of the property.

Off-road parking is available on a block-paved driveway, offering space for multiple vehicles.





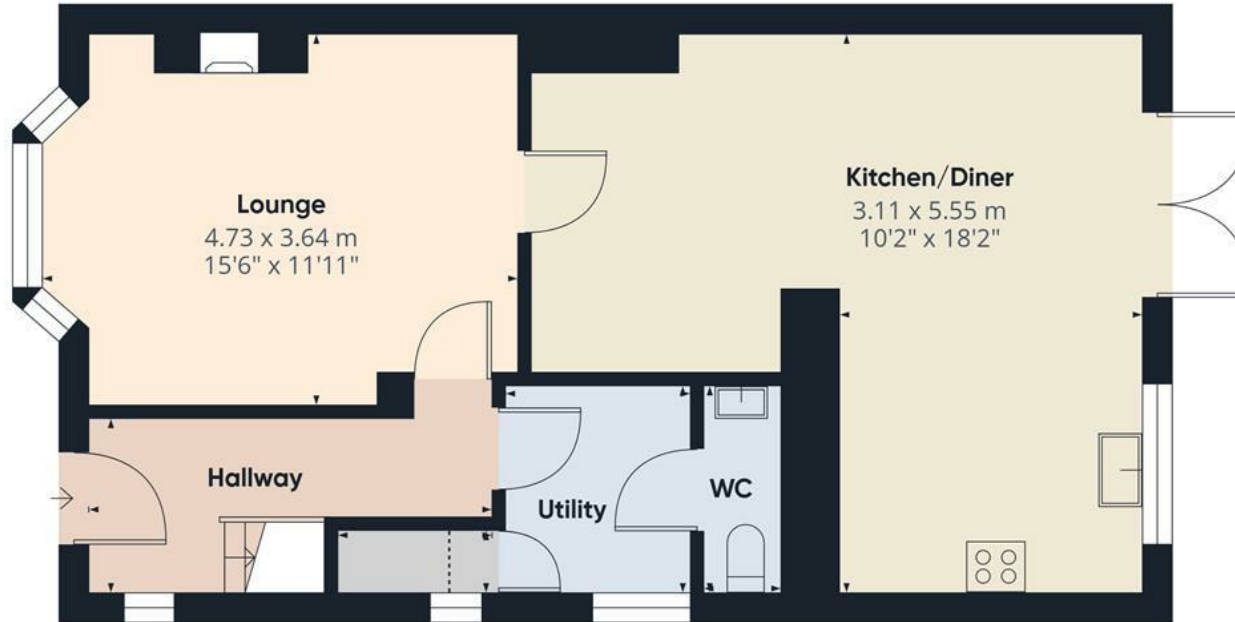




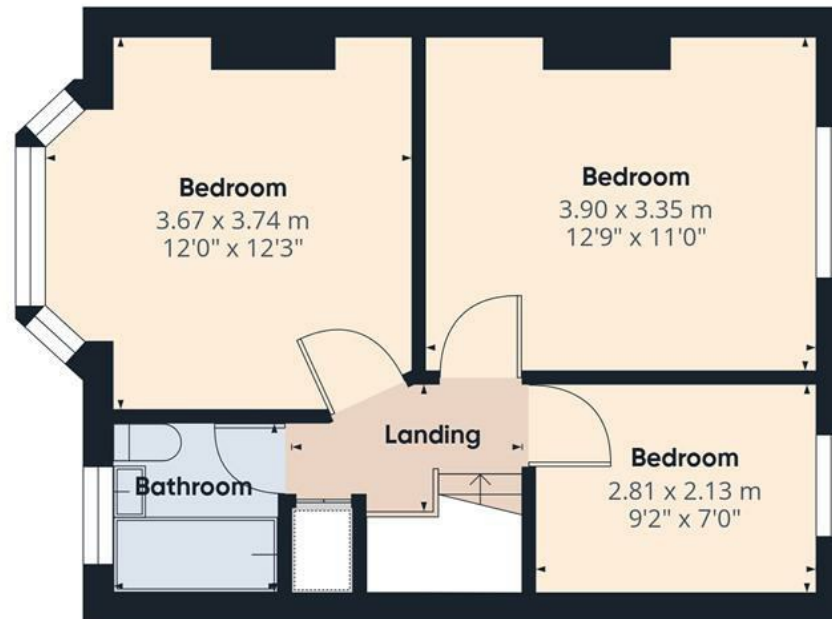
ABODE







Floor 0



Floor 1



Approximate total area^m

92 m²

990 ft²

Reduced headroom

0.8 m²

8 ft²

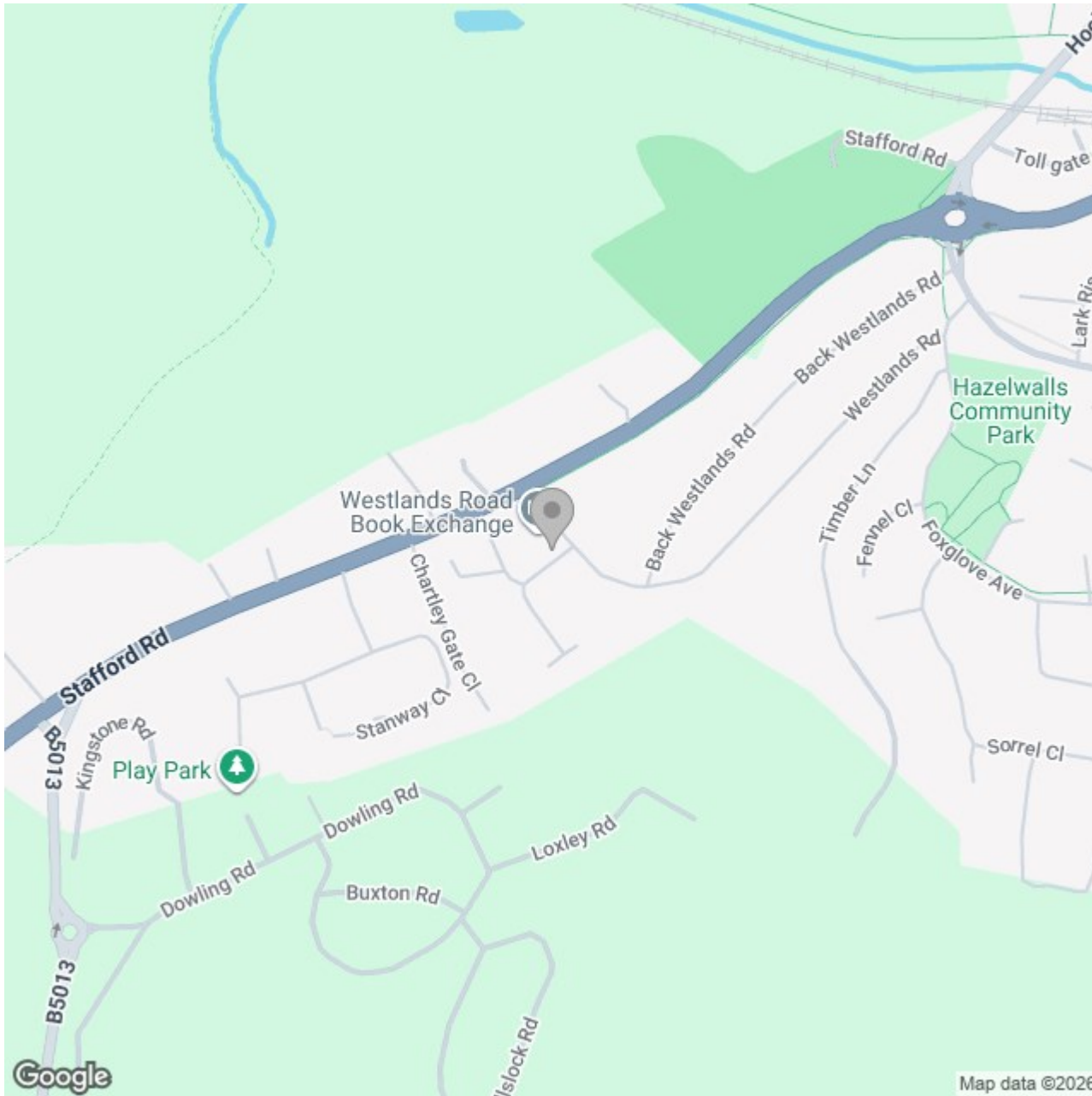
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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		85
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	