





A spacious four double bedroom family home with excellent parking and a garage, this well-presented property offers versatile accommodation arranged over three floors.

The spacious living area comprises of entrance hallway, cloakroom/wc, dual aspect living room, kitchen diner and utility room. To the first floor there are two double bedrooms with master having the ensuite and family bathroom and the second floor has two further double bedrooms with shower room.

The property also benefits from a private, enclosed rear garden and NO UPWARD CHAIN. Viewing strictly by appointment only.




ABODE
SALES & LETTINGS

GROUND FLOOR

The accommodation begins with an entrance hallway featuring tiled flooring, a radiator, and stairs rising to the first floor. A cloakroom is positioned off the hallway, fitted with a wash hand basin, low-level WC, radiator, and tiled flooring. The kitchen diner has been updated in 2023 and is fitted with a range of wall and base units with drawers, tiled flooring, and integrated appliances including an AEG oven, hob, and extractor, along with a dishwasher. Dual aspect windows to the front and rear provide good natural light. A separate utility room offers further practicality, with tiled flooring, plumbing and appliance space for a washing machine, a radiator, a concealed boiler, and a door leading out to the rear garden. The lounge spans the depth of the property and features a window to the front, French doors opening onto the garden, laminate flooring, two radiators, and ceiling spotlights.

FIRST FLOOR

To the first floor, the landing has a window to the rear elevation, a radiator, and stairs rising to the second floor. The master bedroom is a generous dual-aspect room with windows to both the front and rear, a radiator, and built-in furniture. The ensuite comprises a shower enclosure, vanity wash hand basin, and WC, with a window to the front elevation. Bedroom two is positioned to the front and benefits from laminate flooring, a radiator, built-in study furniture ideal for home working, and an airing cupboard. The family bathroom is fitted with a panelled bath with shower over, vanity wash hand basin, and low-level WC, complemented by a radiator and a window to the rear.

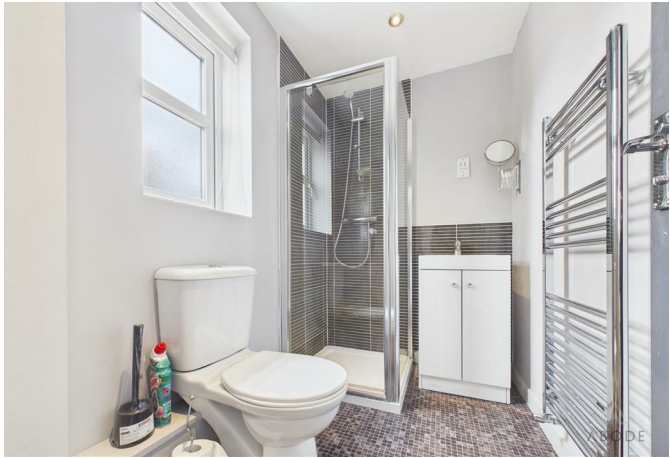


SECOND FLOOR

The second floor provides two further bedrooms and an additional shower room. The landing includes a radiator and access to both rooms. Bedroom three features windows to the front and side, along with a Velux window to the rear and a radiator. Bedroom four offers a similar layout with windows to the front and side, a Velux window to the rear, loft access, and a radiator. The shower room is fitted with a shower enclosure, vanity wash hand basin, WC, and a heated towel radiator.

OUTSIDE

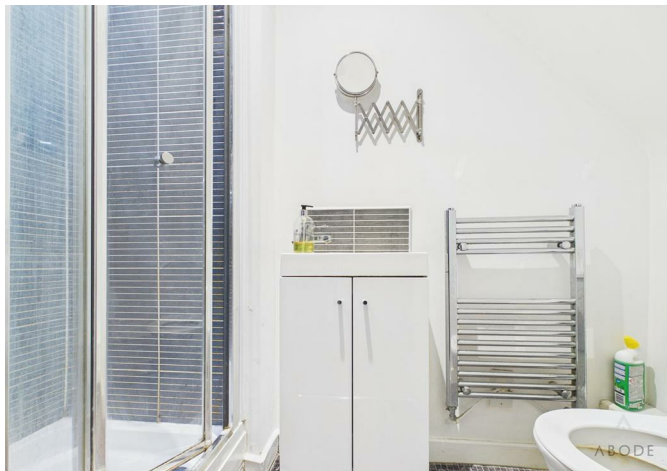




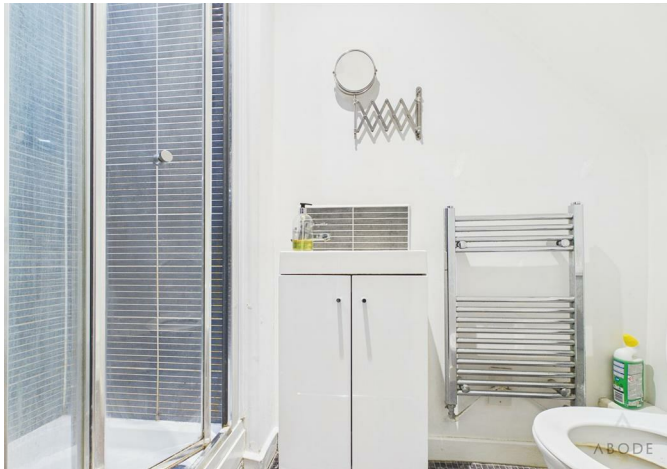


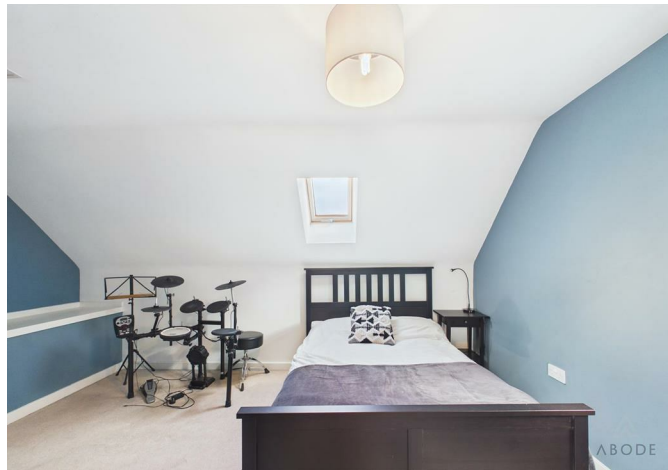
Externally, the property benefits from off-street parking leading to a garage with an up-and-over door, power, lighting, and a personnel door to the rear garden. The enclosed rear garden is bordered by timber fencing and features a paved patio area, a gravelled seating space, a lawn, and well-stocked mature beds and borders.

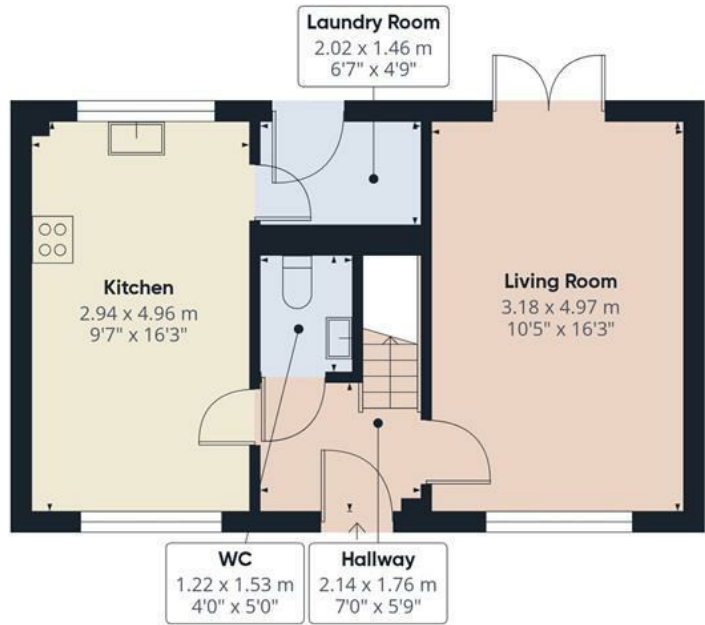




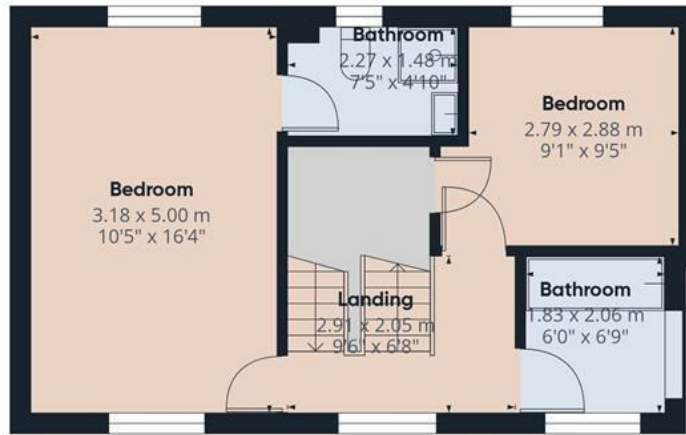




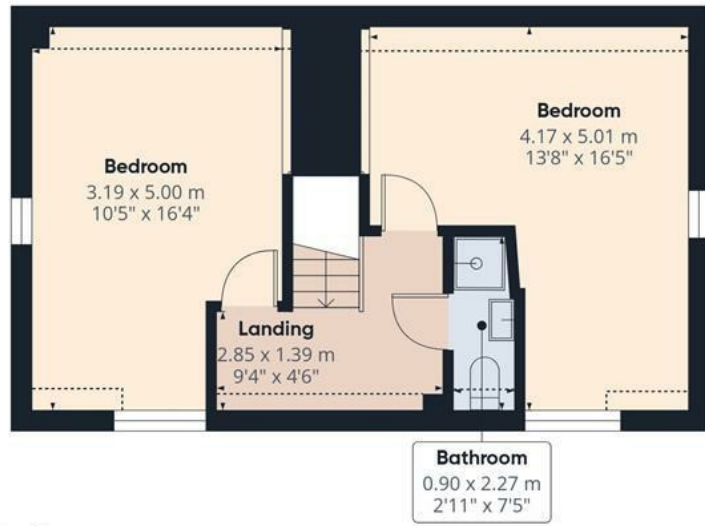




Floor 0



Floor 1



Floor 2

Approximate total area^m

116.1 m²

1249 ft²

Reduced headroom

3.7 m²

39 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.

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