





Abode are delighted to present this well-maintained family home, offering spacious and comfortable living along with a beautifully landscaped rear garden- perfect for both relaxing and entertaining.

The property benefits from off-road parking for two vehicles and is ideally located with easy access to a range of local amenities, shops, and well-regarded schools, making it a great choice for families and commuters alike.

Additional features include double glazing throughout and gas central heating.

The accommodation briefly comprises;- an entrance hallway, a welcoming living room, and a spacious kitchen diner to the ground floor. To the first floor are three well-proportioned bedrooms and a family bathroom.

This fantastic home will appeal to a wide range of buyers, including first-time purchasers, growing families, and those looking to downsize. Early viewing is highly recommended to fully appreciate all that is on offer.




ABODE
SALES & LETTINGS

Entrance Hallway

UPVC double glazed door leading in from the front, central heating radiator and stairs leading up to the first floor.

Living Room

UPVC double glazed window to the front elevation, central heating radiator, under stairs storage cupboard and gas feature fireplace.

Kitchen Diner

Base and eye level units with complimentary worktops, stainless steel sink with draining board, integrated cooker and hob with extractor hood above. Space and plumbing for a washing machine, dishwasher and fridge freezer, tiled flooring, UPVC double glazed windows to the rear elevation and patio doors leading out into the garden, central heating radiator and ample space for a dining table and chairs.

Landing

Loft access.

Bedroom

Two UPVC double glazed windows to the front elevation, central heating radiator and over stairs storage cupboard.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.



Bathroom

White suite comprising;- WC, wash hand basin and bath with shower over and glass shower screen. Partially tiled walls, UPVC double glazed window to the side elevation and towel radiator.

Outside

Front lawned area with tandem parking for two vehicles to the side of the property. To the rear the garden is enclosed and beautifully landscaped, offering patio areas ideal for entertaining and lawn.



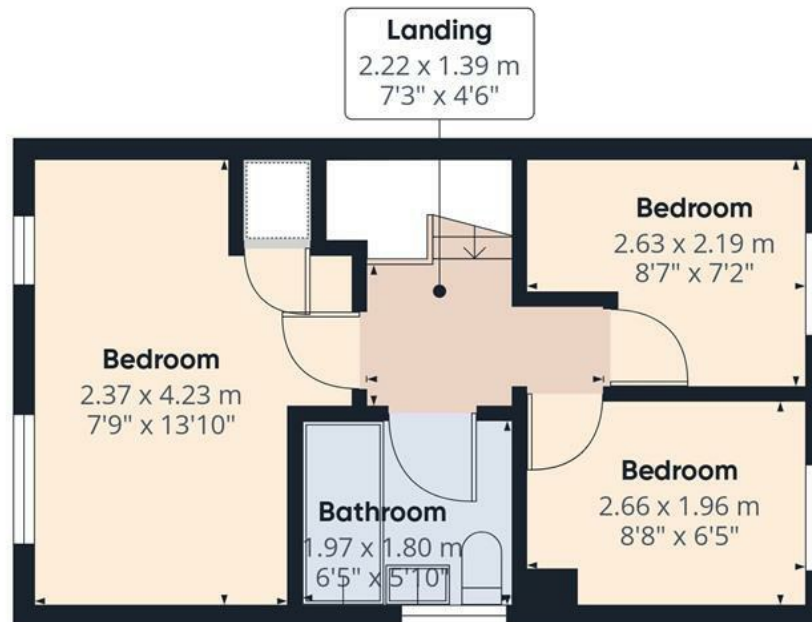








Floor 0



Floor 1

Approximate total area⁽¹⁾

57.2 m²

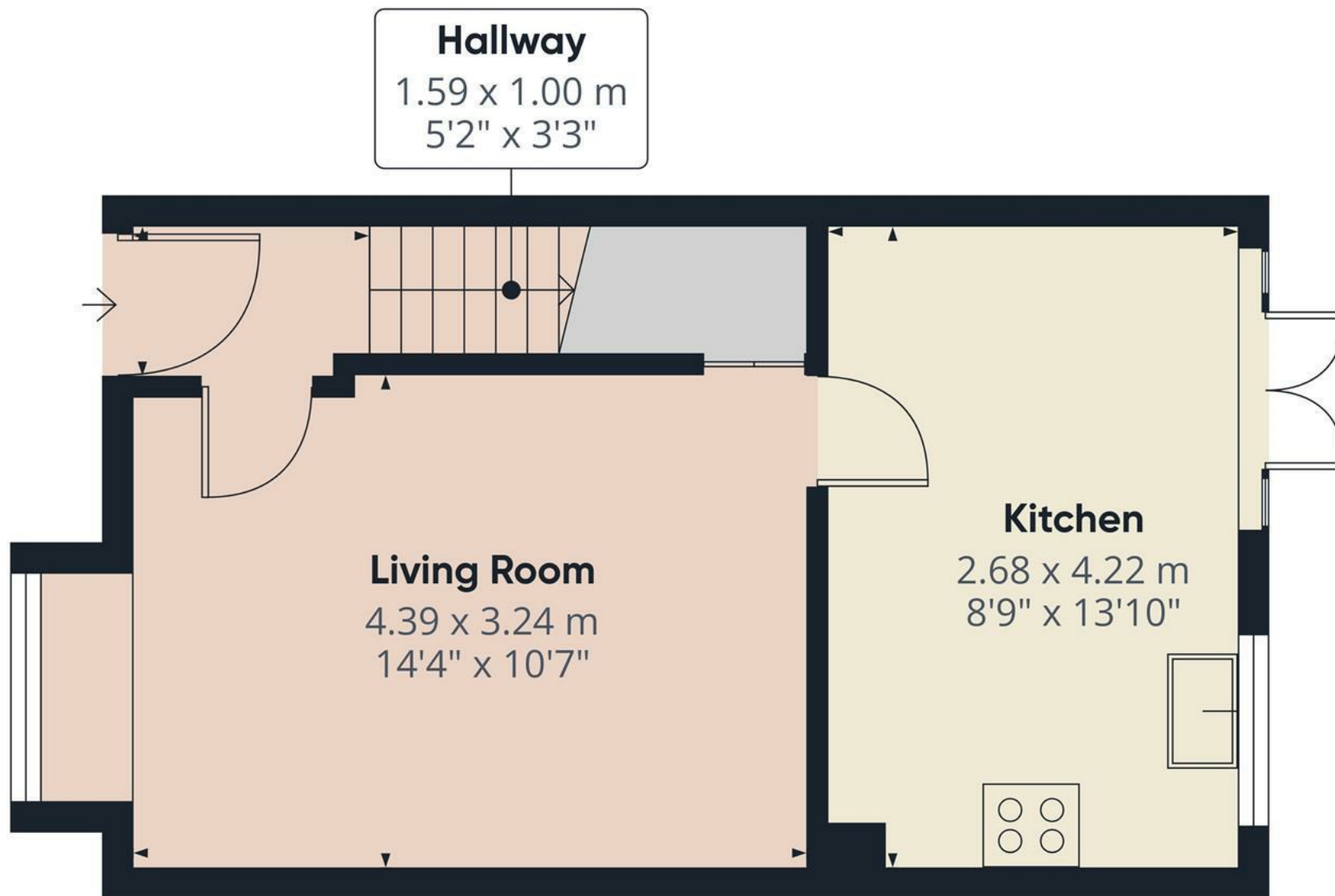
616 ft²

(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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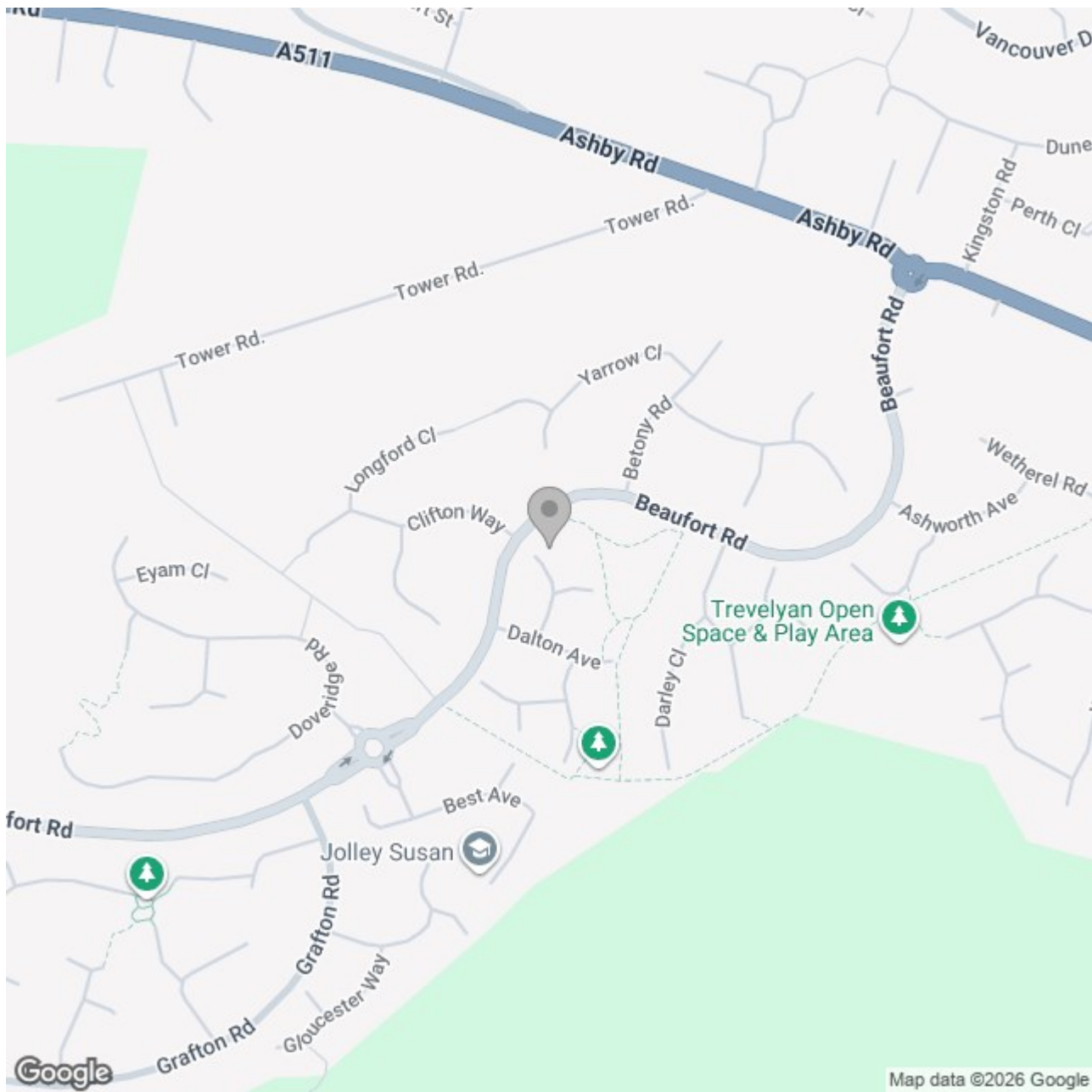
Approximate total area⁽¹⁾

30.4 m²
327 ft²

(1) Excluding balconies and terraces

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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