





\*\*\*\* IMPRESSIVE MODERN PROPERTY  
\*\*\*\* BI FOLD DOORS ONTO THE GARDEN  
\*\*\*\* Modern semi detached property offering a hall, lounge with bi-fold doors onto the garden and a fitted kitchen with utility cupboard and guest cloakroom. Three bedrooms, en suite shower room and a bathroom, enclosed garden and a long drive to the side. NO CHAIN



ABODE



ABODE



## HALL

Entrance door into the hall with large storage cupboard for coats and shoes.

## KITCHEN

Fitted units with work surfaces and a sink unit. Fitted electric double oven and hob, integrated fridge freezer and dishwasher. Upvc double glazed window and a radiator.

## UTILITY

Plumbing and space for a washing machine.

## CLOAKROOM

Low flush wc, wash hand basin and radiator.

## LOUNGE

Radiator and bifold doors onto the garden.

## FIRST FLOOR LANDING

Airing cupboard and doors to -

## BEDROOM 1

Wardrobe, radiator and upvc double glazed window.

## EN SUITE

Shower, low flush wc, vanity sink unit with wash hand basin and drawer under, radiator

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.

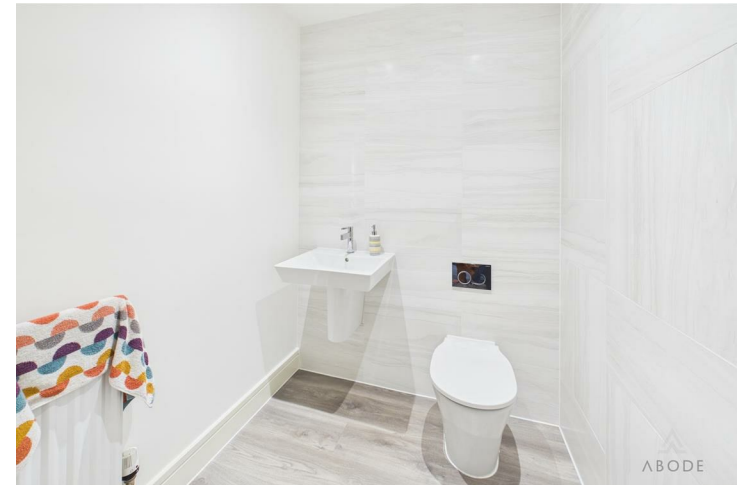
## BATHROOM

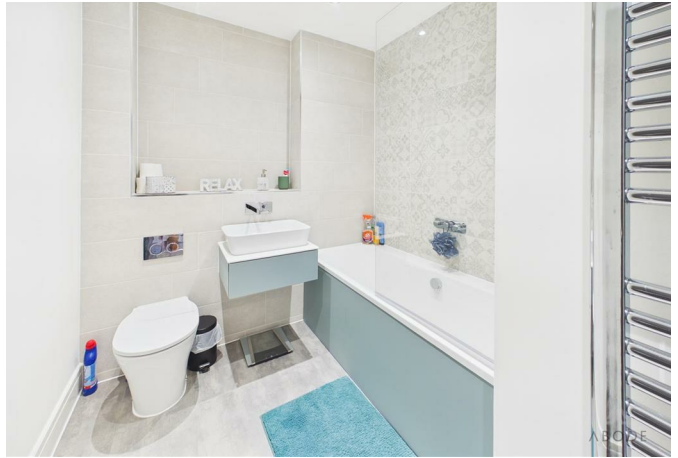
Panel enclosed bath with a shower, low flush wc, wash hand basin and radiator.

## OUTSIDE



Enclosed garden with lawn, shed and patio. Long side drive.







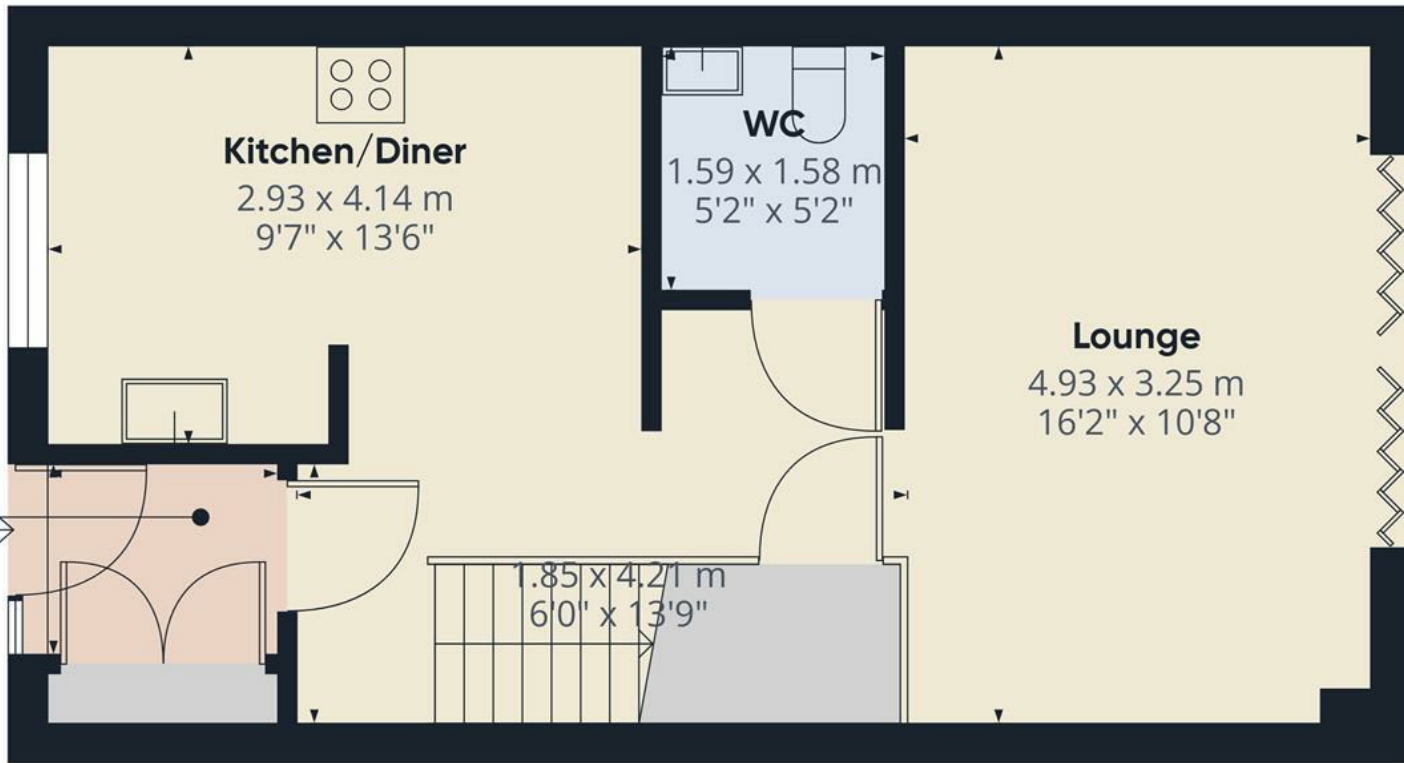












Approximate total area<sup>(1)</sup>

44.5 m<sup>2</sup>  
480 ft<sup>2</sup>

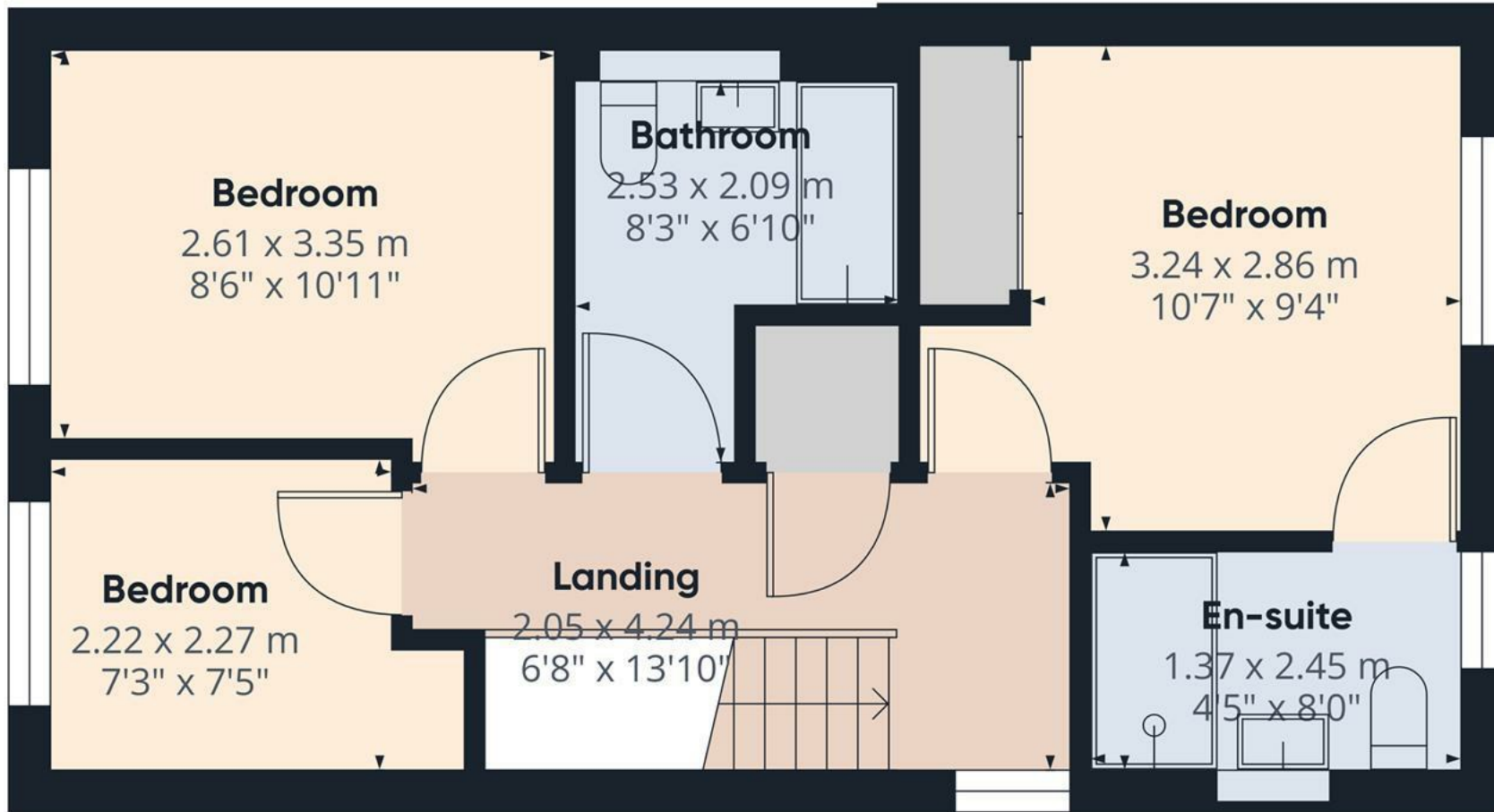
(1) Excluding balconies and terraces

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 0



Approximate total area<sup>(1)</sup>

40.4 m<sup>2</sup>  
436 ft<sup>2</sup>

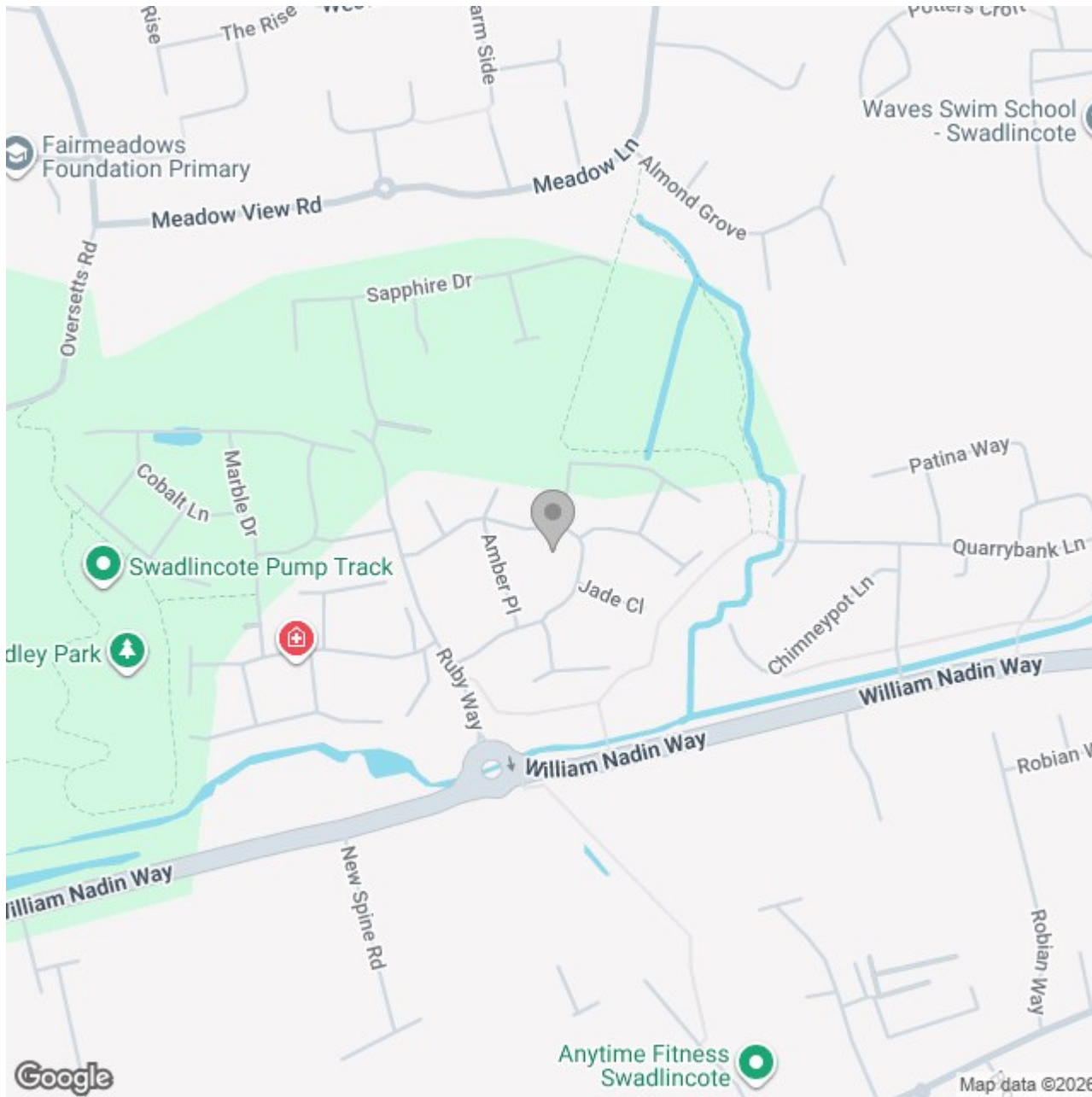
(1) Excluding balconies and terraces

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Floor 1



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	