





A well-presented family home offering versatile and practical accommodation throughout. The stunning, large rear garden benefits from a south west facing aspect. The property features an entrance porch leading into a welcoming hallway with guest WC, a spacious lounge with sliding doors opening into a bright conservatory, and a well-fitted kitchen/diner with ample storage and workspace.

To the rear, the conservatory provides additional living space with views and access to the garden. A useful side porch adds further functionality and storage potential.

Upstairs, the property offers three bedrooms—two doubles and a single—along with a family bathroom fitted with a three-piece suite including a shower over the bath.

Further benefits include UPVC double glazing, gas central heating throughout, and a loft space with storage access.

Overall, a versatile home with good natural light, practical living spaces, and a layout well-suited to families or first-time buyers.



**ABODE**  
SALES & LETTINGS

## Porch

Accessed via a sliding UPVC double-glazed front door providing entry into the property.

## Hallway

Featuring a UPVC double-glazed frosted window to the front elevation, central heating radiator, telephone point, and coat hooks. Stairs rise to the first-floor landing, with an internal door leading to:

## W.C.

Comprising a low-level WC and floating wash basin with mixer tap and splashback. Includes a central heating radiator and a UPVC double-glazed frosted window to the front elevation.

## Lounge

A well-proportioned reception room with central heating radiator, TV aerial point, and smoke alarm. Sliding patio doors provide access to the conservatory, with an internal door leading to:

## Kitchen/Diner

Fitted with UPVC double-glazed windows to both rear and side elevations. The kitchen offers a range of matching base and eye-level units with drawers and wood-effect work surfaces with matching upstands. Appliances include a 1½ bowl stainless steel sink with drainer and mixer tap, four-ring hob with oven and grill, and extractor fan. Further benefits include ceiling spotlights, space for freestanding and under-counter appliances, a central heating radiator, and a UPVC double-glazed door leading to:



## Side Porch

Constructed in a PVC frame with UPVC double-glazed doors to both front and rear elevations. Tiled flooring throughout and a perspex roof provide a bright, practical space.

## Conservatory

PVC framed with UPVC double-glazed windows to rear and side elevations and a self-cleaning glass roof. UPVC double-glazed door opens onto the rear patio.







### Landing

With UPVC double-glazed window to the side elevation, smoke alarm, loft access, and useful over-stairs storage cupboard with shelving. Internal doors lead to:

### Bedroom One

Double bedroom with UPVC double-glazed window to the rear elevation and central heating radiator.

### Bedroom Two

Double bedroom with UPVC double-glazed window to the rear elevation and central heating radiator.

### Bedroom Three

Single bedroom with UPVC double-glazed window to the front elevation and central heating radiator.

### Bathroom

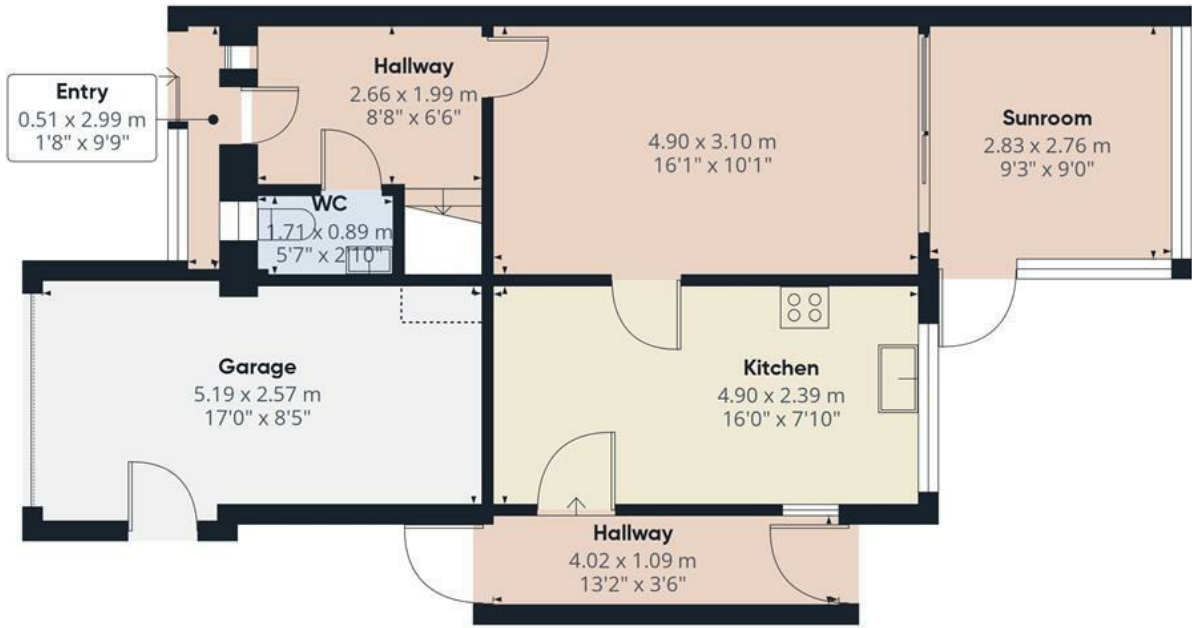
With UPVC double-glazed window to the front elevation. Fitted with a three-piece suite comprising low-level WC, wash basin, and bath with glass screen and shower over. Finished with tiled wall coverings and a central heating radiator.

### Garage

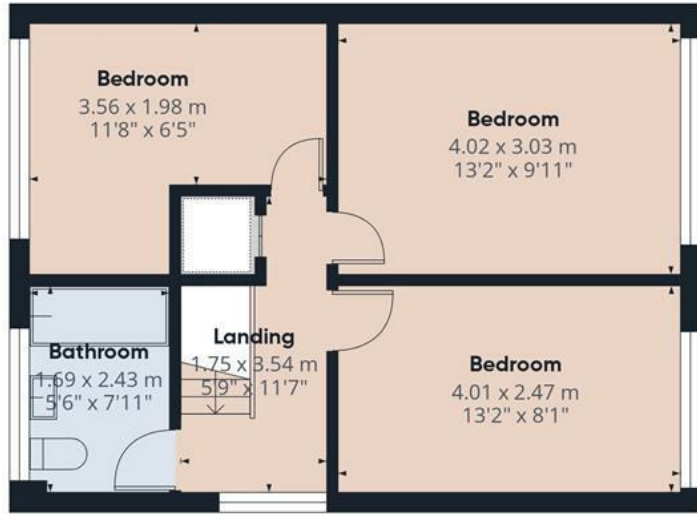
Housing the combination central heating Gas boiler, a UPVC side entry door, electrical consumer unit, gas meter, carbon monoxide detector, power points and lighting, with an up and over door to the front elevation







Floor 0



Floor 1



**Approximate total area<sup>m</sup>**  
101.5 m<sup>2</sup>  
1093 ft<sup>2</sup>

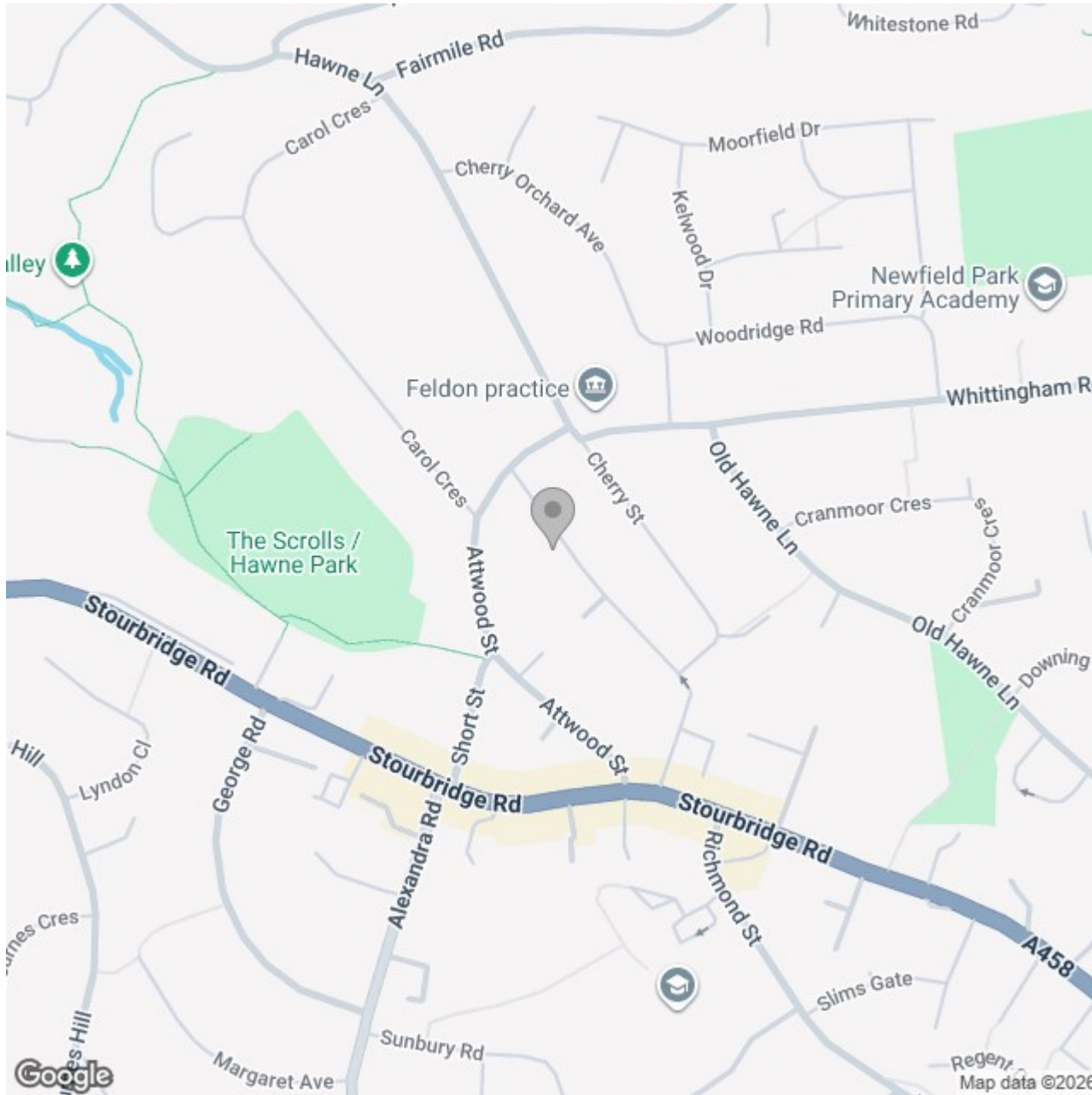
**Reduced headroom**  
0.4 m<sup>2</sup>  
4 ft<sup>2</sup>

(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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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>70</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	