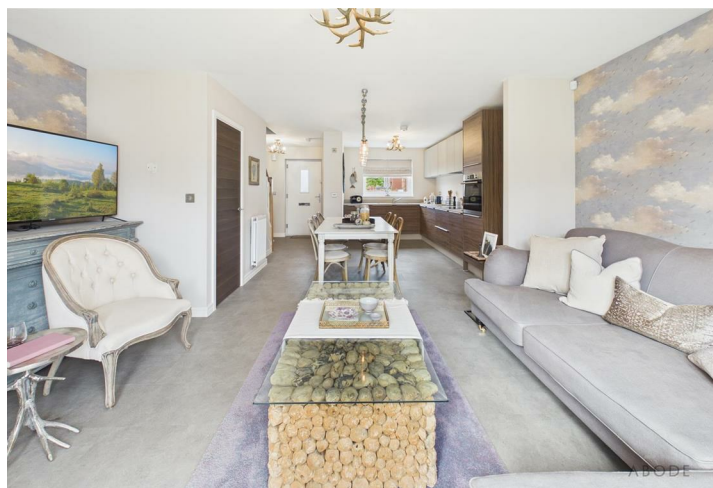






**** BRAND NEW AND AVAILABLE
 IMMEDIATELY **** BEAUTIFULLY
 FINISHED THROUGHOUT **** Hall, open
 plan living and dining kitchen with
 bifold doors onto the garden, utility,
 cloakroom. four good size bedrooms, en
 suite shower room and a family
 bathroom. Rear garden, drive and a
 single garage. Call Abode to view 01283
 358007 **** SOLD FURNISHED ****



HALL

Entrance door into the hall area with stairs to the first floor.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted oven and hob with extractor, integrated dishwasher, space for a fridge freezer.

LOUNGE DINER

Double glazed bifold doors onto the garden, radiator and door to -

UTILITY

Door to the garden and a door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin, radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

EN SUITE

Shower, low flush wc, wash hand basin, radiator.

BEDROOM 2

Wardrobes, upvc double glazed window and a radiator.

BEDROOM 3

Wardrobes, upvc double glazed window and a radiator.



BEDROOM 4

Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

OUTSIDE

Rear garden with lawn and patio, driveway and a single garage.



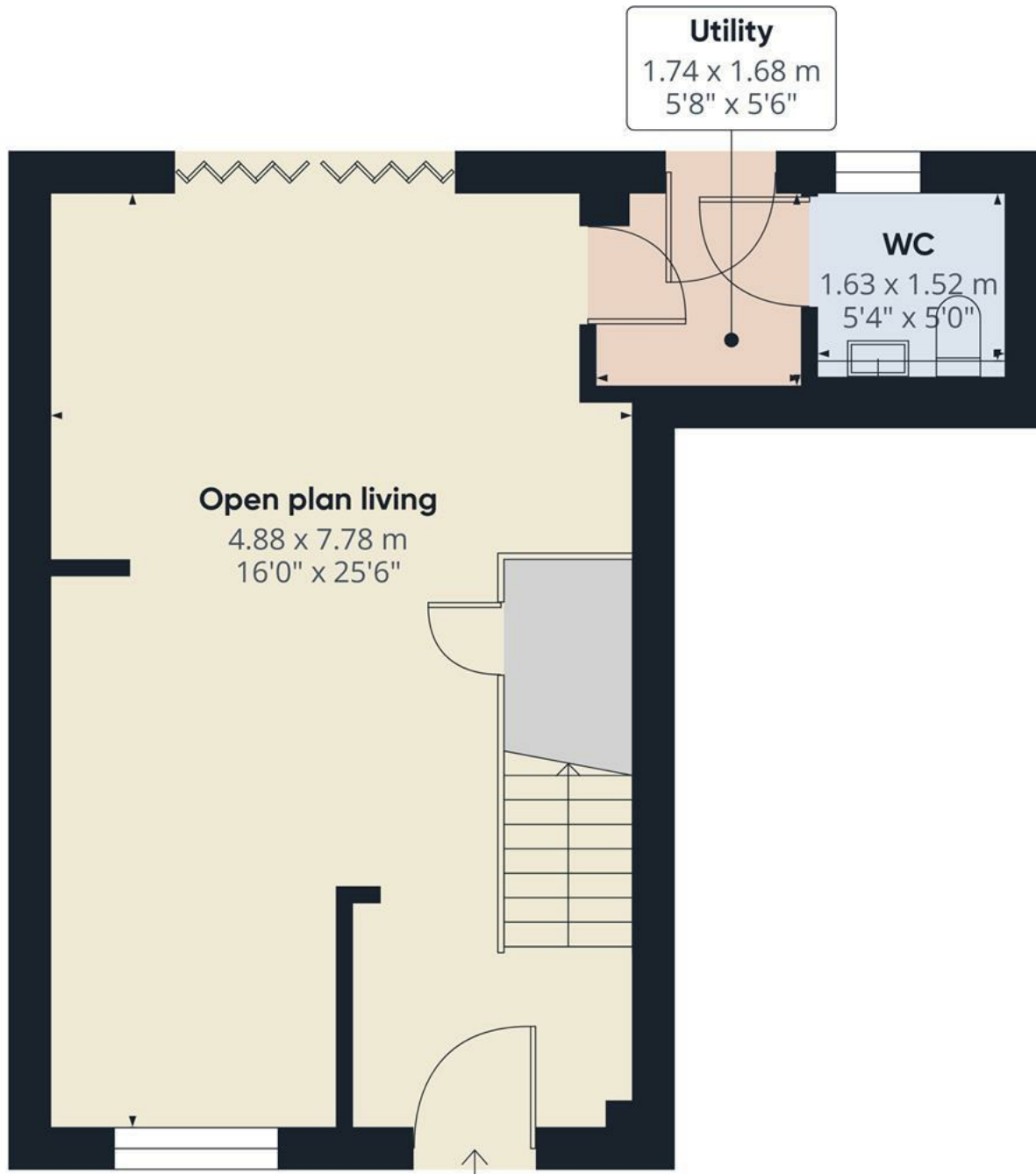












Floor 0

Approximate total area⁽¹⁾

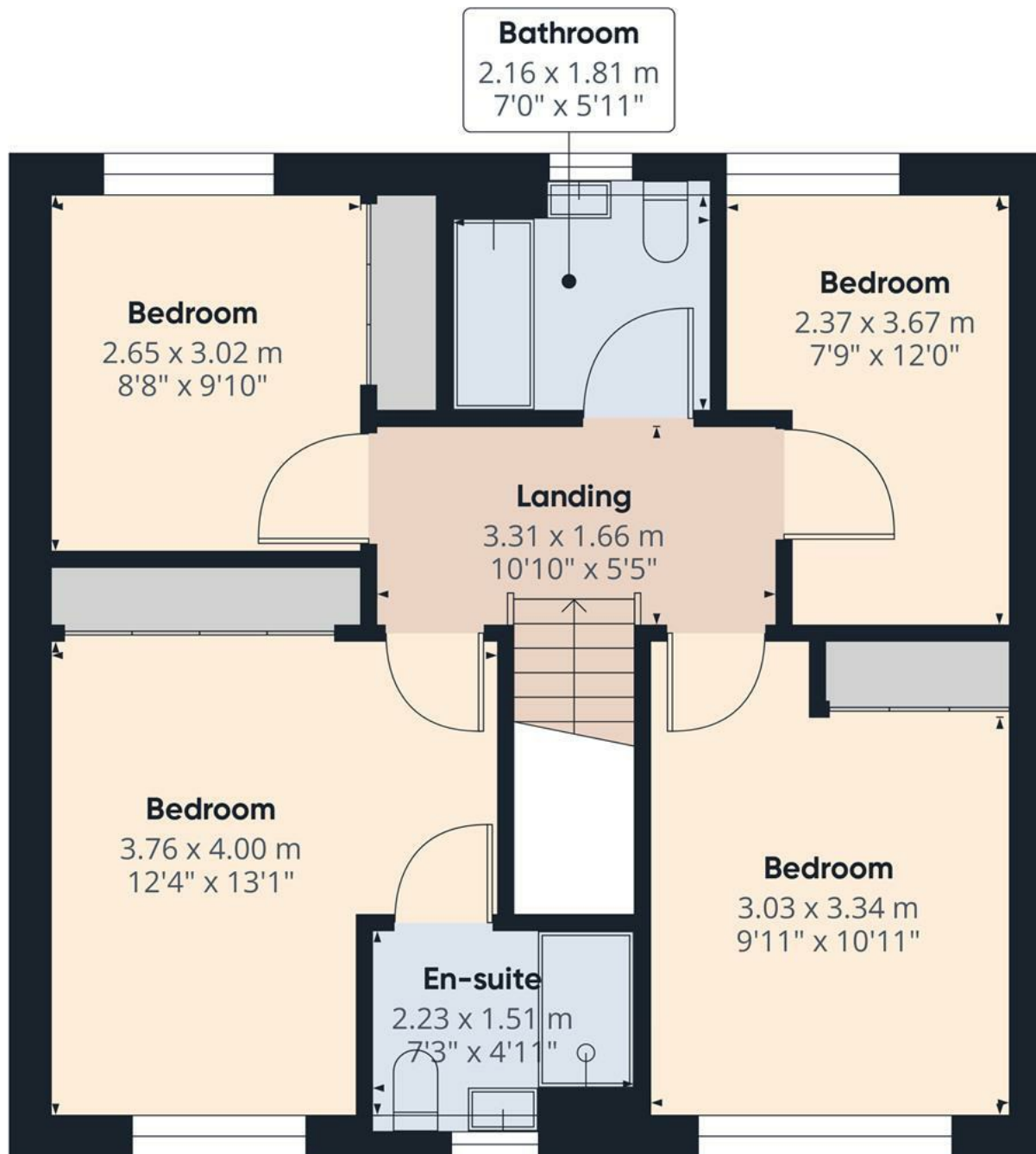
43.1 m²

464 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.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

56.9 m²

613 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.

GIRAFFE360



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 	