



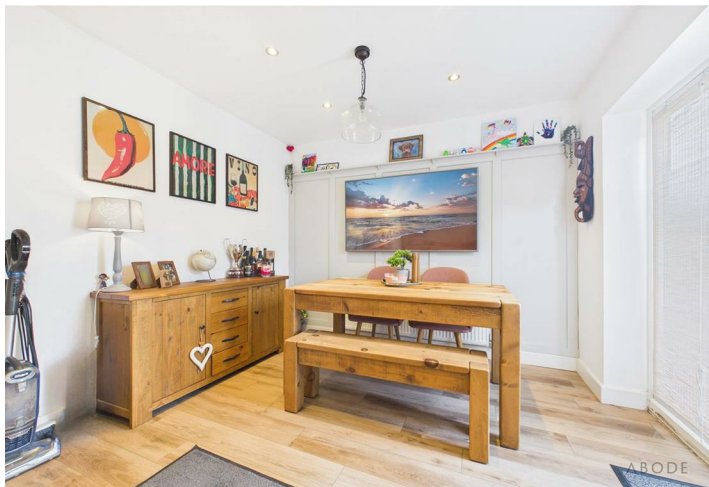


**** THREE BEDROOM PROPERTY ** DOUBLE
WIDTH OFF-ROAD PARKING ** LARGE
SOUTH FACING GARDENS ****

A traditional three bedroom property benefiting from gas central heating, uPVC double glazing and a large, south facing rear garden. In brief, the accommodation comprises hallway, lounge, kitchen/diner, landing, three bedrooms and family bathroom. Externally, the double width driveway to the front elevation provides ample off-road parking and laid to lawn garden to rear with Indian stone paving.

The property is located on the outskirts of the town centre and within close distance to local amenities such as shops, schools and leisure centre. Easy access to A50 which links all major road networks.

Viewings are strictly by appointment only and can be arranged by contacting ABODE Estate Agents.



ABODE
SALES & LETTINGS

SUMMARY

An excellent opportunity for first-time buyers, growing families, downsizers and investors alike, this beautifully presented three-bedroom home is finished to an wonderful standard throughout. Combining traditional character with contemporary styling, the property benefits from modern fixtures and fittings, uPVC double glazing, gas central heating and well-proportioned accommodation, making it ideal for modern family living.

The accommodation briefly comprises an entrance hallway, a welcoming lounge featuring a charming log-burning stove, and an impressive open-plan kitchen/dining room, creating the perfect space for everyday living, entertaining and family gatherings. To the first floor are three well-proportioned bedrooms and a stylish family bathroom.

Externally, the property enjoys a double-width driveway providing ample off-road parking, while to the rear is a generous enclosed south-facing garden, laid mainly to lawn with an Indian stone patio, offering plenty of space for children to play, outdoor entertaining and relaxing in the warmer months.

Ideally located on the outskirts of the town centre, the property is within easy reach of a wide range of local amenities including shops, schools and leisure facilities, while excellent transport links via the A50 provide convenient access to all major road networks.

Early viewing is highly recommended and strictly by appointment only through ABODE Estate Agents.



LOUNGE

A warm and inviting reception room featuring a uPVC double glazed window to the front elevation, central heating radiator and an attractive cast-iron log-burning fireplace, creating an impressive focal point. A television aerial point completes the room.







KITCHEN/DINER

Undoubtedly the heart of the home, this spacious and sociable kitchen/diner enjoys a uPVC double glazed window overlooking the rear garden alongside uPVC double glazed French doors opening directly onto the patio, seamlessly blending indoor and outdoor living.

The kitchen is fitted with an attractive range of matching wall and base units with granite-effect work surfaces incorporating a one-and-a-half bowl stainless steel sink with mixer tap and drainer. Integrated appliances include a four-ring stainless steel gas hob with extractor hood above, built-in oven, grill and microwave, with space provided for a dishwasher and additional freestanding appliances. Finished with recessed ceiling spotlights, a central heating radiator and television aerial point, this is an ideal space for both everyday family life and entertaining.

LANDING

Providing access to the loft space, the landing benefits from a central heating radiator and a useful built-in airing cupboard with fitted shelving. Internal doors lead to all first-floor rooms.

BEDROOM ONE

A generous double bedroom enjoying a uPVC double glazed window to the front elevation, central heating radiator and a fitted wardrobe with folding doors providing excellent storage.

BEDROOM TWO

A well-proportioned second double bedroom with a uPVC double glazed window overlooking the rear garden, central heating radiator, feature panelled wall and a built-in wardrobe with folding doors.



BEDROOM THREE

A versatile third bedroom with a uPVC double glazed window to the front elevation and central heating radiator, ideal as a child's bedroom, guest room or home office.

BATHROOM

Beautifully appointed with two uPVC double glazed obscure windows to the rear elevation, the bathroom is fitted with a stylish three-piece suite comprising a low-level WC, wash hand basin with chrome fittings and an elegant freestanding roll-top bath with traditional claw feet, chrome mixer tap and handheld shower attachment. Additional features include a Milano Windsor heated towel radiator, attractive timber panelling to the lower walls and an extractor fan.

OUTSIDE

To the front of the property is a double-width tarmac driveway providing ample off-road parking. A shared side access leads to the rear garden, where there are useful brick-built outbuildings for additional storage.

The rear garden features an Indian stone paved patio with retained timber sleeper borders, creating an attractive seating area. The remainder of the garden is mainly laid to lawn, with a useful timber shed positioned at the rear. The garden is fully enclosed by timber fence panels with concrete posts, offering privacy and security.











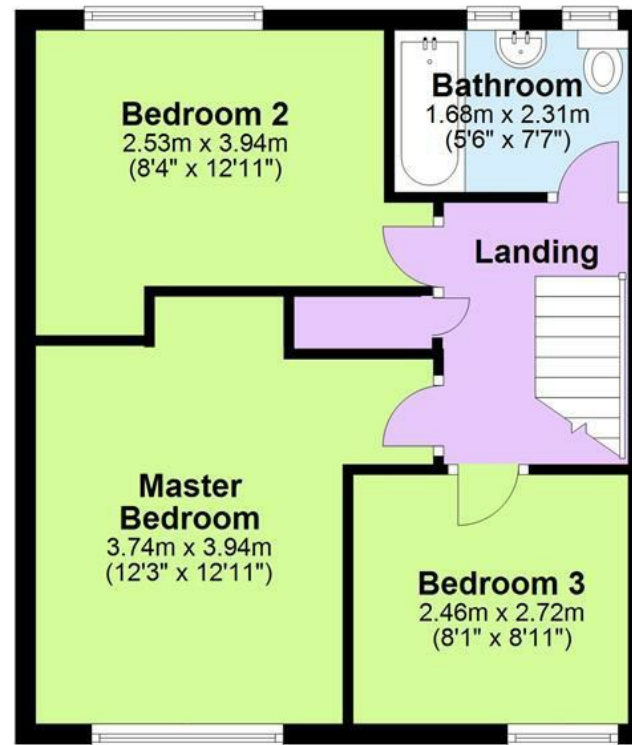
Ground Floor

Approx. 40.4 sq. metres (434.4 sq. feet)



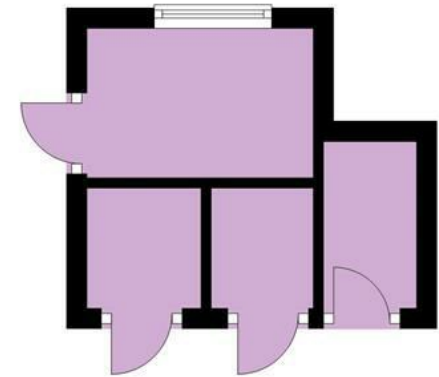
First Floor

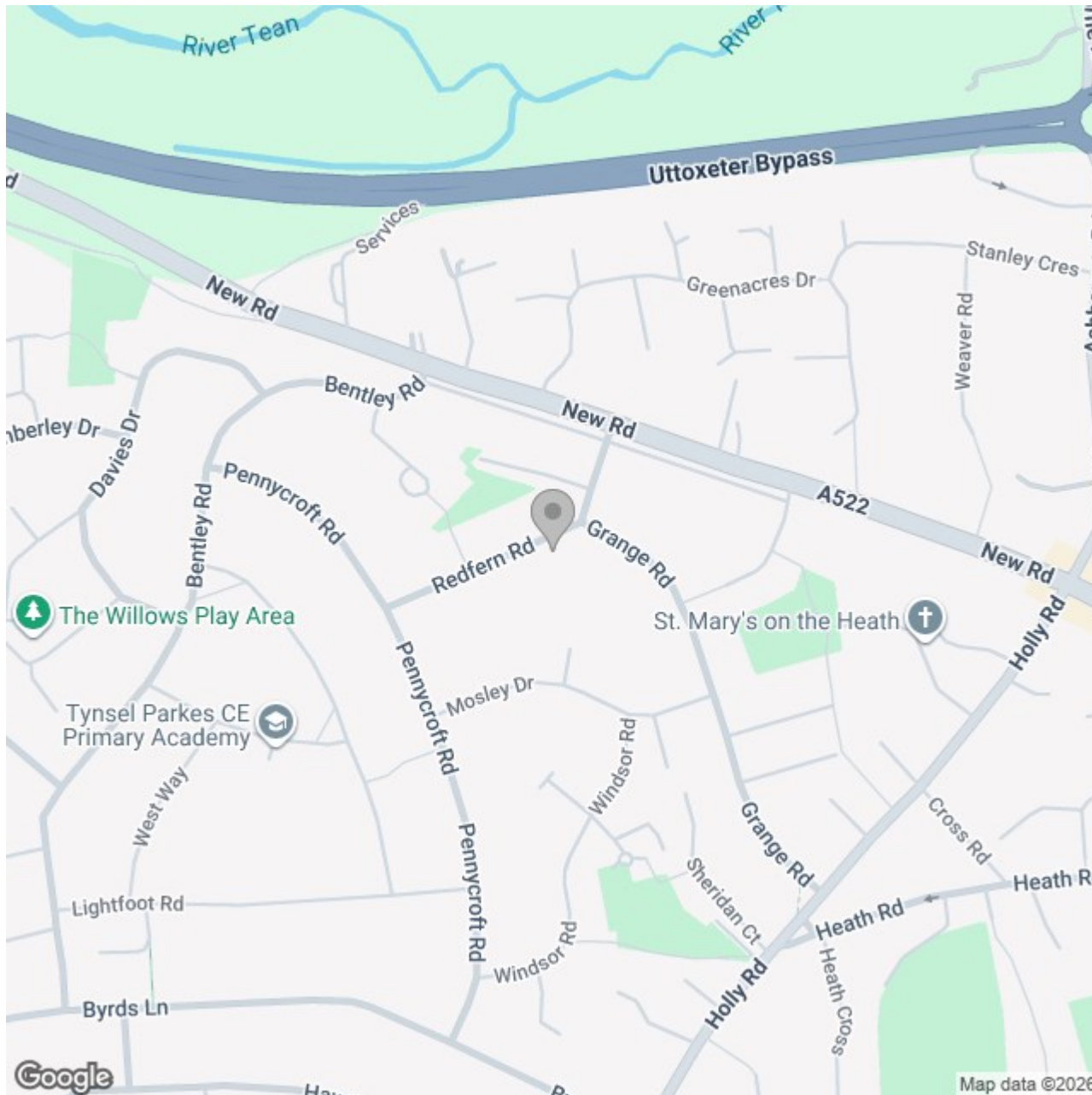
Approx. 40.1 sq. metres (432.0 sq. feet)



Outbuildings

Approx. 7.9 sq. metres (84.9 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(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 	