





**** BRAND NEW AND AVAILABLE
 IMMEDIATELY **** HIGH SPECIFICATION
 FINISH THROUGHOUT **** Fitted dining
 kitchen, guest cloakroom, lounge with
 bifold doors onto the garden. Three
 bedrooms, ensuite and a bathroom.
 Drive and a rear garden. Call Abode to
 view 01283 358007 **** SOLD FURNISHED



KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted oven and hob with extractor, integrated dishwasher, upvc double glazed window to the front. Open through to the lounge.

LOUNGE

Radiator and double glazed bifold doors onto the garden.

CLOAKROOM

Low flush wc, wash hand basin.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

EN SUITE

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

BEDROOM 2

Radiator and upvc double glazed window.

BEDROOM 3

Radiator and upvc double glazed window.

BATHROOM

Bath with a shower and shower screen, low flush wc, wash hand basin and radiator.

OUTSIDE

Side drive and a rear garden with lawn and patio.









Approximate total area⁽¹⁾

42.4 m²

456 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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WC

1.07 x 1.72 m

3'6" x 5'7"

Kitchen Diner

3.73 x 5.38 m

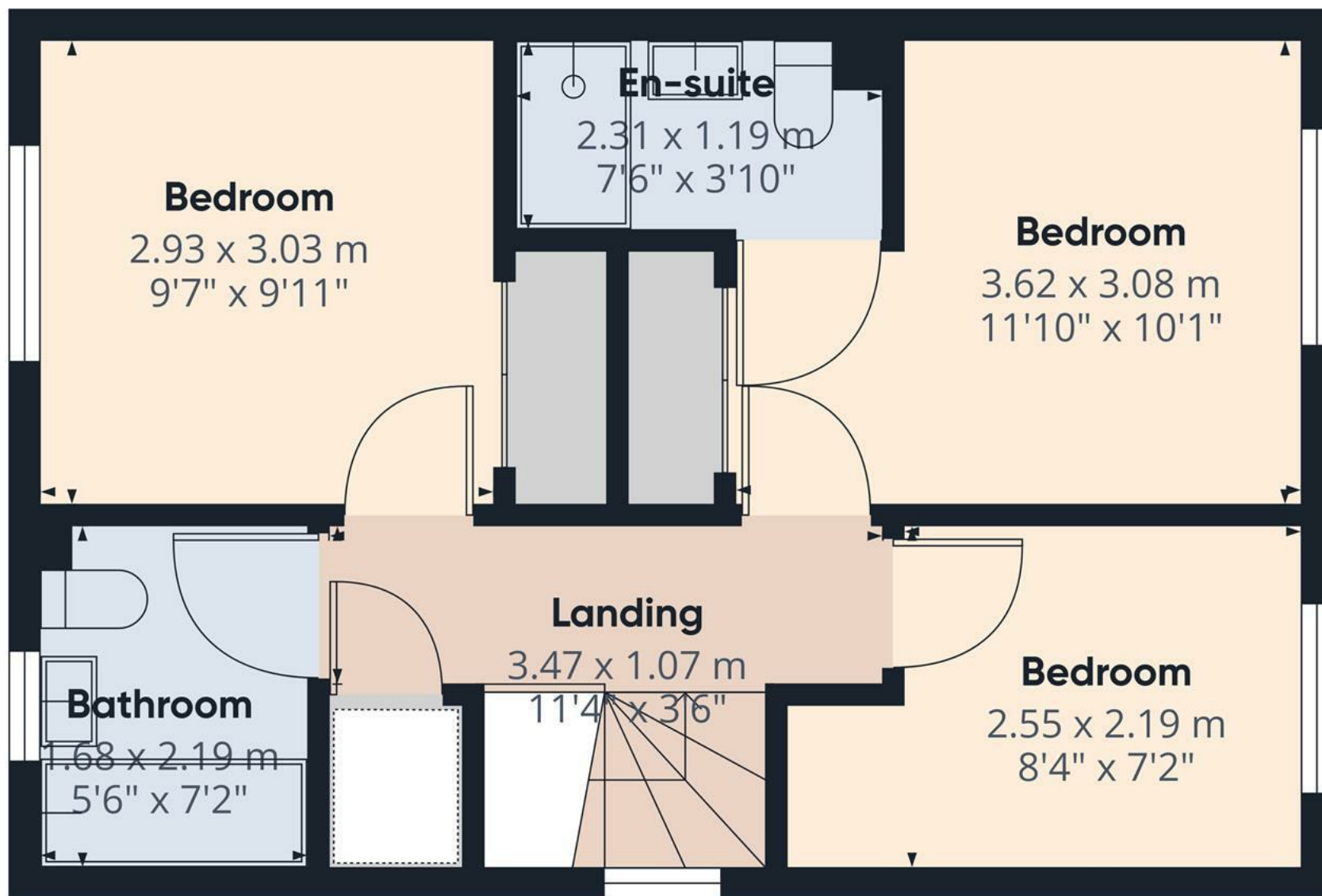
12'3" x 17'7"

Lounge

2.99 x 5.33 m

9'9" x 17'5"

Floor 0



Approximate total area⁽¹⁾

38 m²

410 ft²

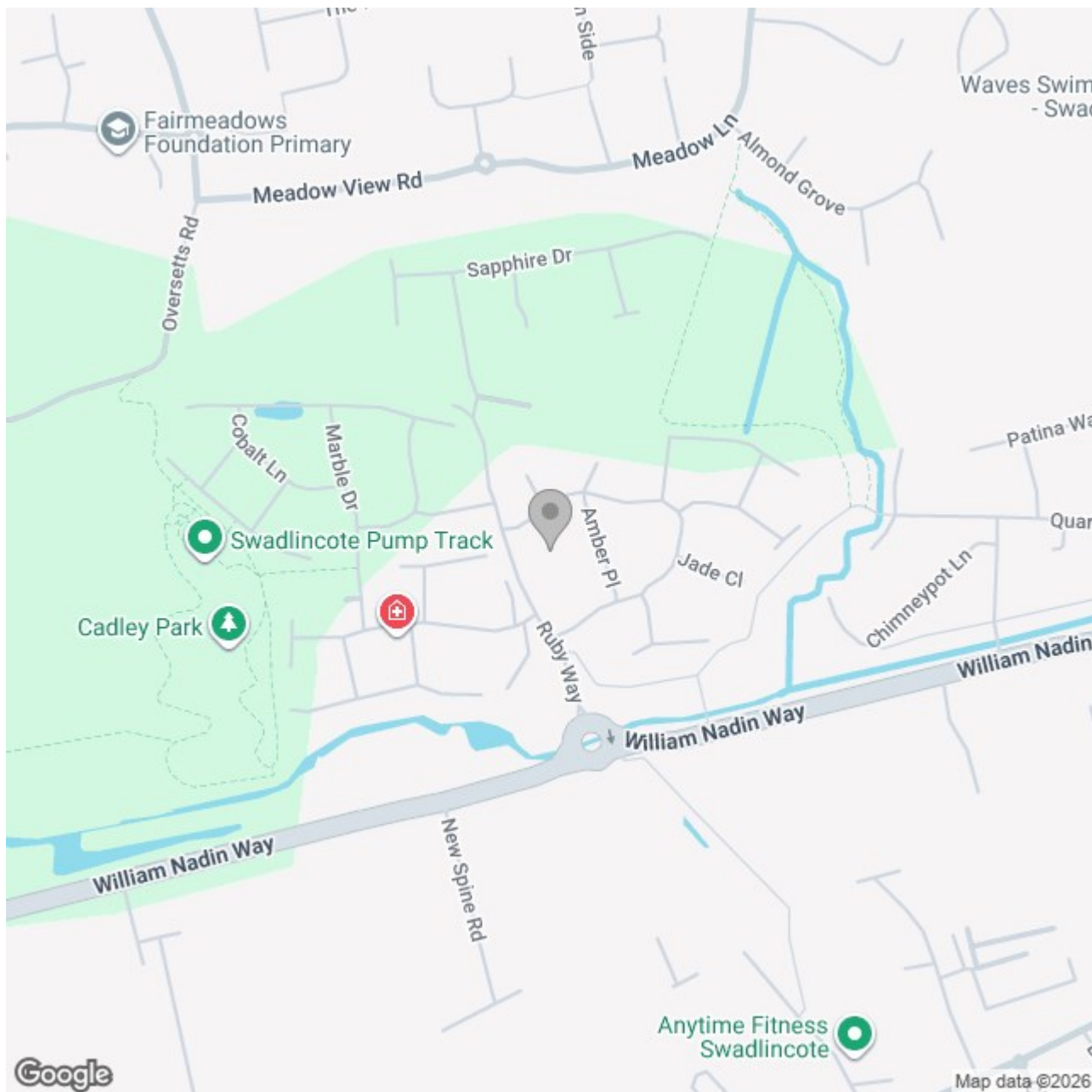
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	85	
(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 	