





Occupying a generous plot in a convenient location, this well-presented and extended three-bedroom family home offers spacious and versatile accommodation throughout. In brief, the property comprises an entrance porch, welcoming hallway, comfortable living room, an impressive refitted kitchen/diner, a light-filled glass-roof conservatory, a useful side porch with excellent storage and converted outhouse space suitable for a variety of uses, three well-proportioned bedrooms, and a modern family bathroom.

Externally, the property benefits from a large double-width driveway providing off-road parking for several vehicles. To the rear is a spacious, enclosed garden, predominantly laid to lawn, with the added benefit of a summerhouse, creating an ideal space for relaxing, entertaining or working from home.

Conveniently positioned with excellent access to the A50 and other major road links, the property is ideally suited to commuters while remaining close to a range of local amenities, schools and transport connections.

Viewings are strictly by appointment only. Please contact ABODE on 01889 567777 to arrange your viewing.



Porch

With uPVC double-glazed windows to the front and side elevations, a composite front entrance door and tiled flooring throughout. A further uPVC double-glazed door leads into:

Hallway

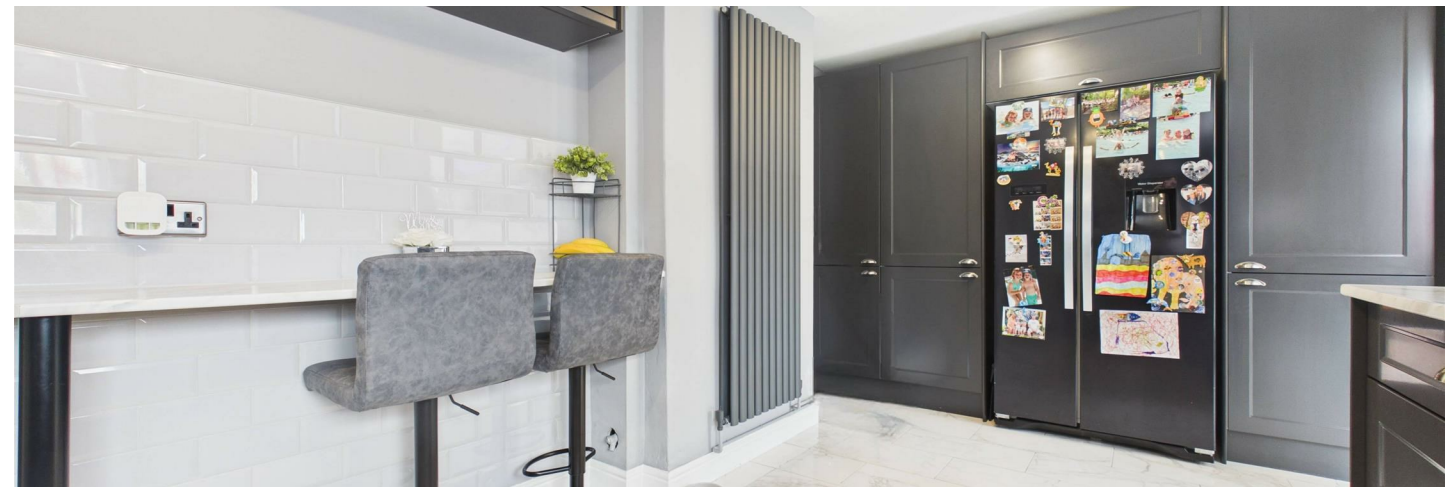
With a staircase rising to the first-floor landing, central heating radiator, meter cupboard, thermostat, and internal doors leading to:

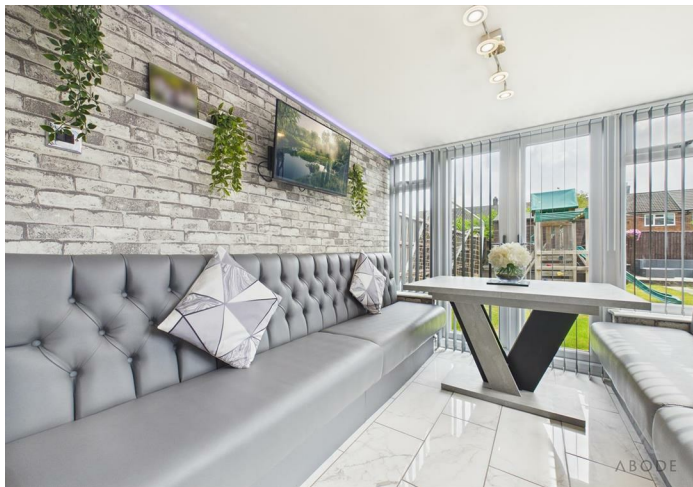
Lounge

A comfortable reception room with a uPVC double-glazed window to the front elevation. The focal point of the room is a gas fireplace with a timber Adam-style surround. Additional features include a TV aerial point and telephone point.

Kitchen/Diner

A spacious and well-appointed kitchen featuring a uPVC double-glazed window to the rear elevation. The bespoke refitted kitchen comprises a range of matching wall and base units with drawers, complemented by marble-effect work surfaces, tiled splashbacks and a breakfast bar. Integrated appliances include a four-ring hob with stainless steel extractor hood, built-in oven and grill, and a composite sink and drainer with mixer tap. There is plumbing and space for both freestanding and under-counter appliances, a central heating radiator, and a useful understairs storage cupboard. The extended kitchen opens through to:







Side Porch

A useful and versatile side porch accessed via a uPVC double-glazed front entrance door, with a further uPVC double-glazed door providing access to the rear garden.

Outbuildings

Offering excellent storage space with a range of storage options, the side porch also benefits from internal doors leading to a neatly converted room. Currently utilised as a sitting room and children's playroom, this adaptable space would also make an ideal home office, study or hobby room. The room benefits from power and lighting.

Also is a W.C./utility room, which is fitted with a low-level WC with continental flush, pedestal wash hand basin with mixer tap, and plumbing for a washing machine. There is also additional space for further freestanding white goods if required.

Landing

With a uPVC double-glazed obscured window to the side elevation, smoke alarm, loft hatch providing access to the loft space where the central heating boiler is located, and a useful former airing cupboard with double shelving. Internal doors lead to:

Bedroom One

A generous double bedroom with a uPVC double-glazed window to the front elevation and a central heating radiator.

Bedroom Two

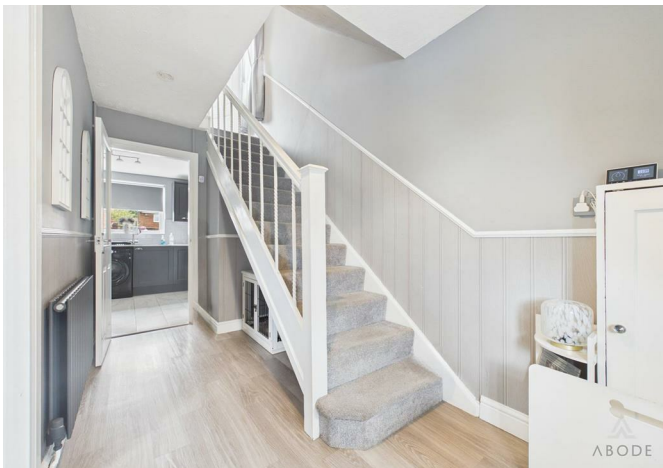
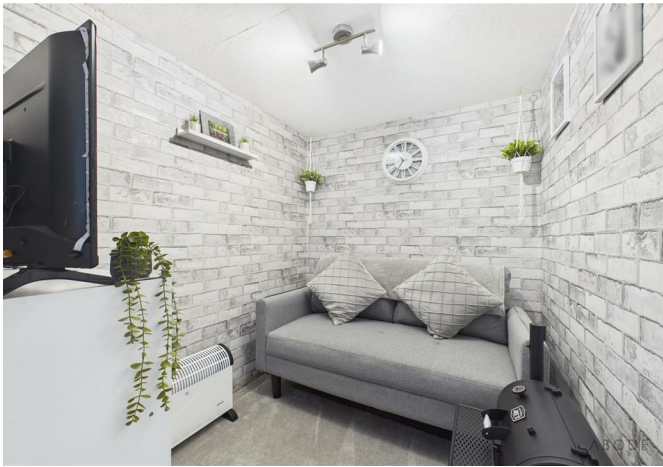
A double bedroom with a uPVC double-glazed window to the rear elevation and a central heating radiator.

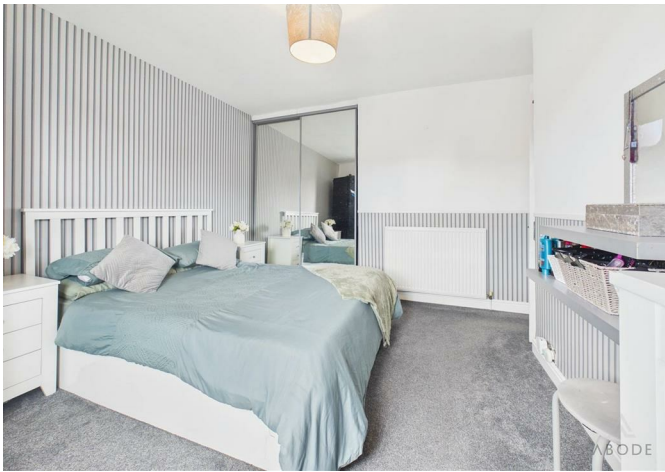
Bedroom Three

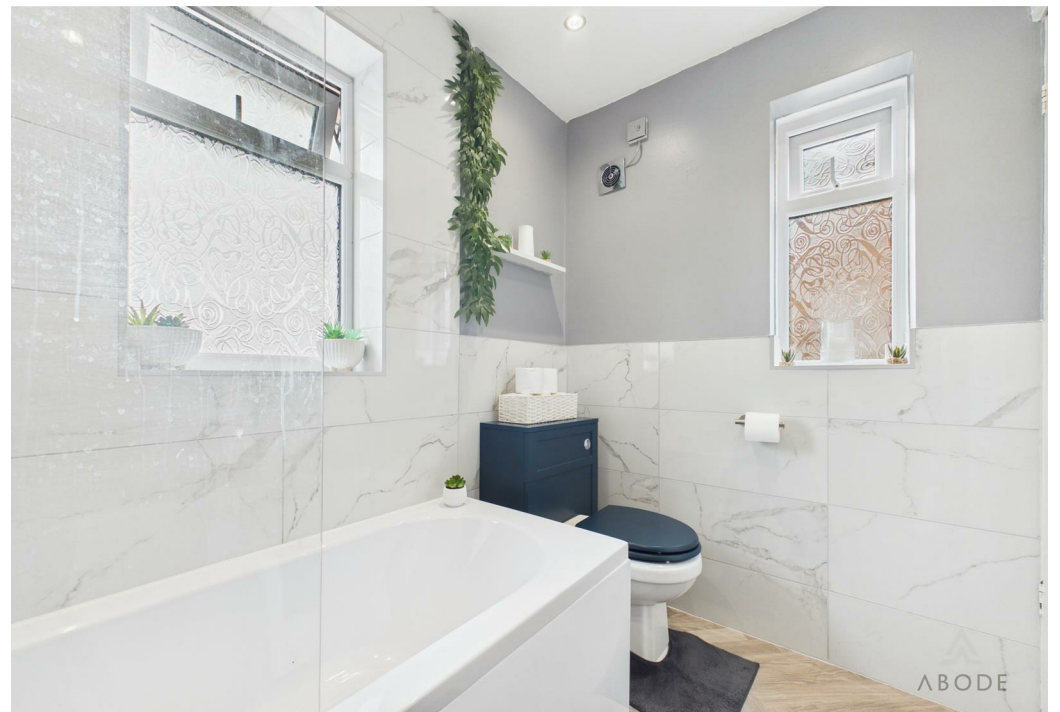
With a uPVC double-glazed window to the front elevation and a central heating radiator.

Family Bathroom

Fitted with two uPVC double-glazed obscured windows to the rear and side elevations. The refitted three-piece suite comprises a low-level WC, panelled bath with glazed shower screen and waterfall-style shower over, vanity wash hand basin with mixer tap, complementary wall tiling, chrome heated towel radiator, recessed spotlights and an extractor fan.













Floor 0



Floor 1

Approximate total area^m

93.1 m²

1004 ft²

Reduced headroom

1.4 m²

15 ft²

(1) Excluding balconies and terraces

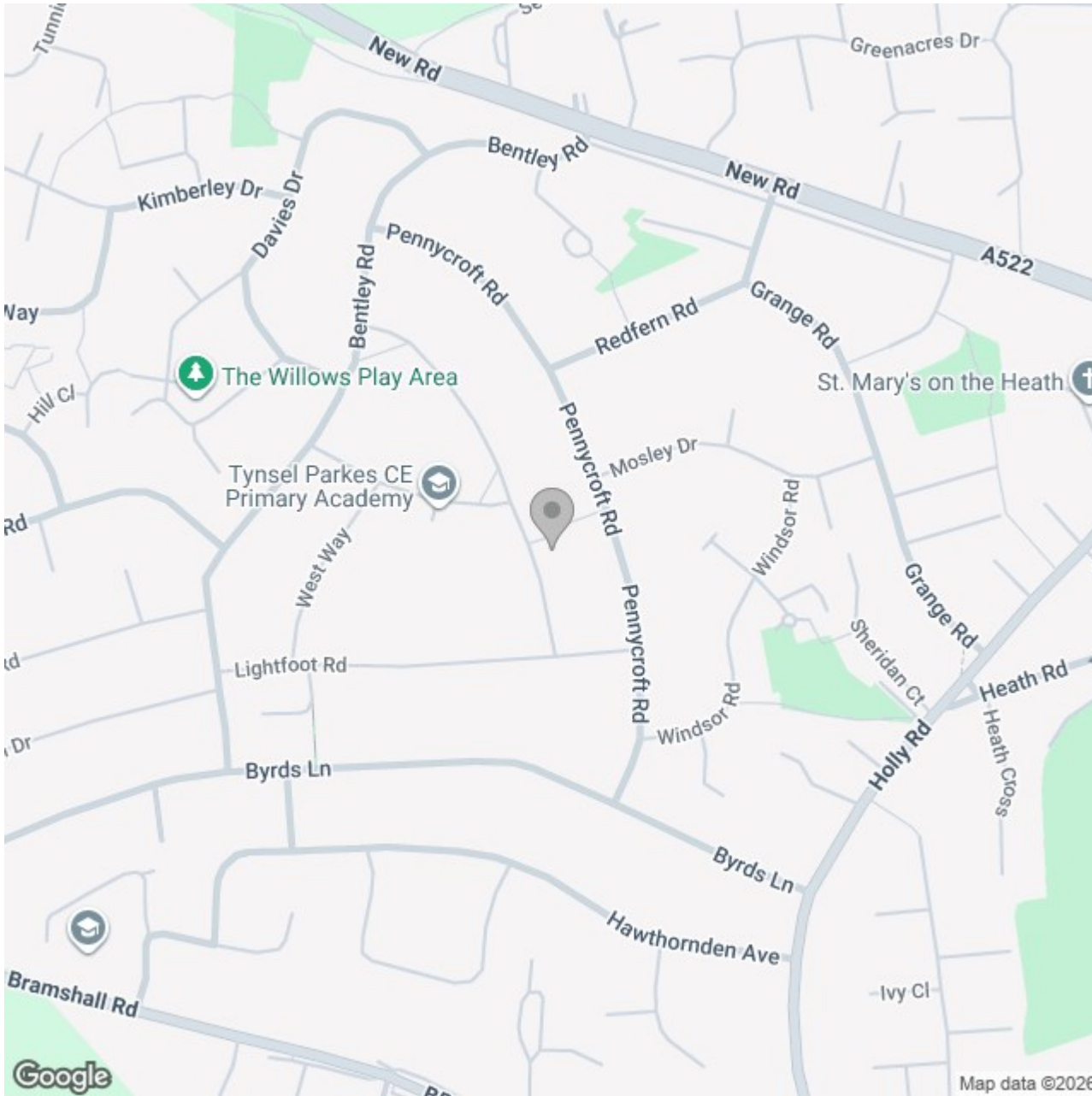
Reduced headroom

..... 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.

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 |  |