







\*\*\*\* MUST BE VIEWED \*\*\*\* This is an impressive detached family home offering a hall and cloakroom, lounge and dining room, modern fitted kitchen, family room and a upvc double glazed conservatory. Four first floor bedrooms, en suit shower room and a family bathroom. Wide front driveway and an enclosed rear garden.



ABODE  
SALES & LETTINGS



## HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

Upvc double glazed window and a radiator, open to the dining room.

## DINING ROOM

Upvc double glazed doors onto the garden and a radiator.

## KITCHEN

Fitted units, work surfaces and a sink and drainer unit. Space for a range style cooker with fitted extractor hood. Upvc double glazed window into the garden, doors into the conservatory, storage cupboard and a door to the family room.

## CONSERVATORY

Upvc double glazed windows and doors into the garden.

## FAMILY ROOM

Upvc double glazed window and a radiator.

## FIRST FLOOR LANDING

Loft access.

## BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.



## EN SUITE

Shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

## BEDROOM 2

Wardrobes, upvc double glazed window and a radiator.

## BEDROOM 3

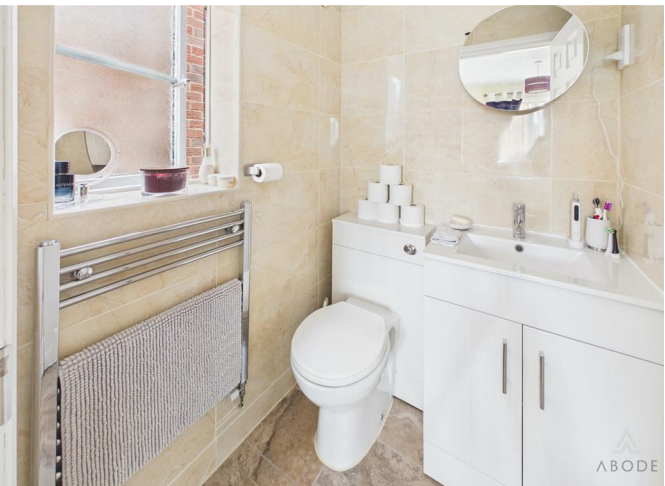
Wardrobes, upvc double glazed window and a radiator.

## BEDROOM 4

Wardrobes, 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

Front wide drive. Side gated access to the enclosed rear garden with paved patio and a lawn.











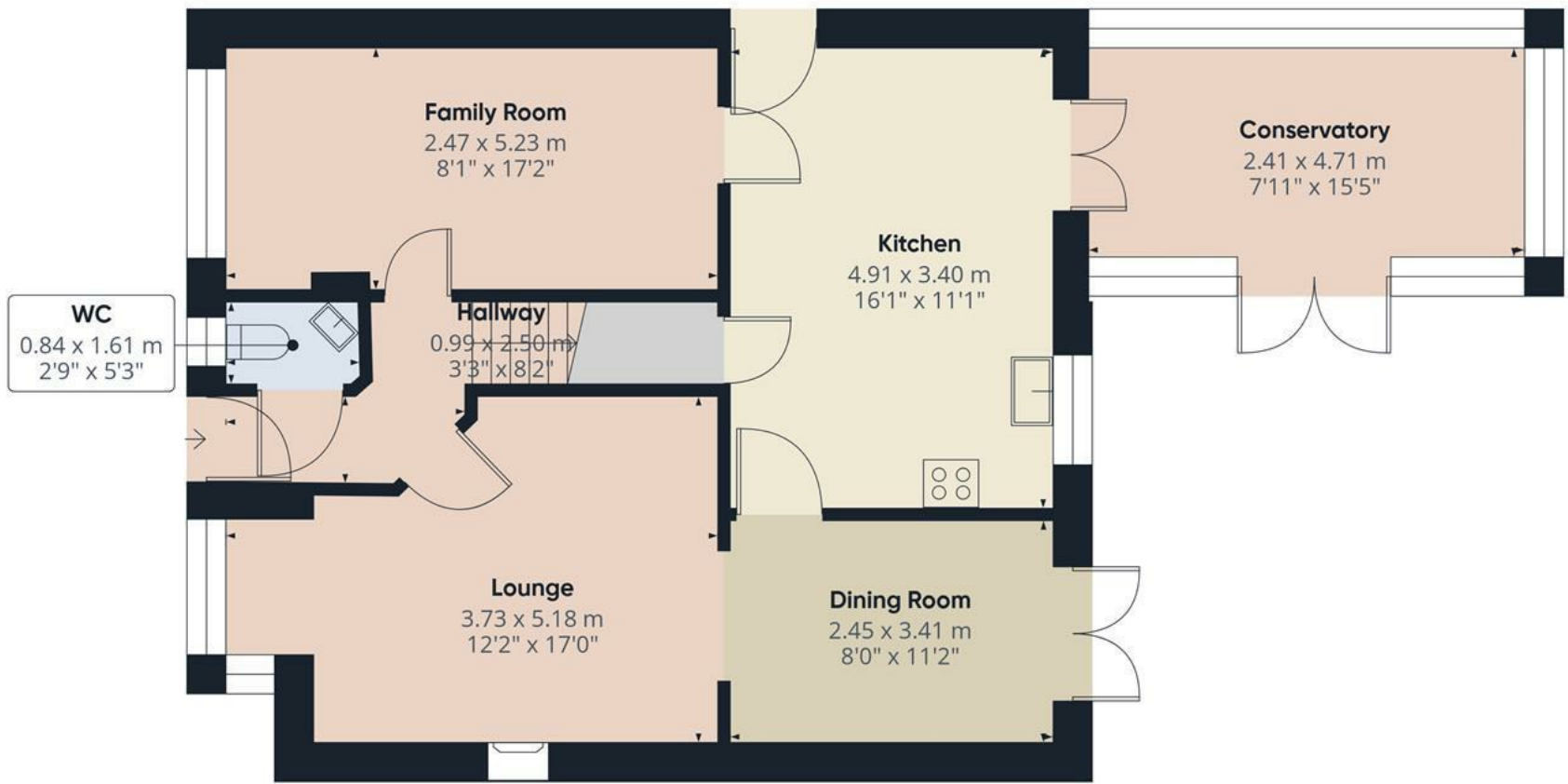












Approximate total area<sup>(1)</sup>  
74.6 m<sup>2</sup>  
803 ft<sup>2</sup>

(1) Excluding balconies and terraces

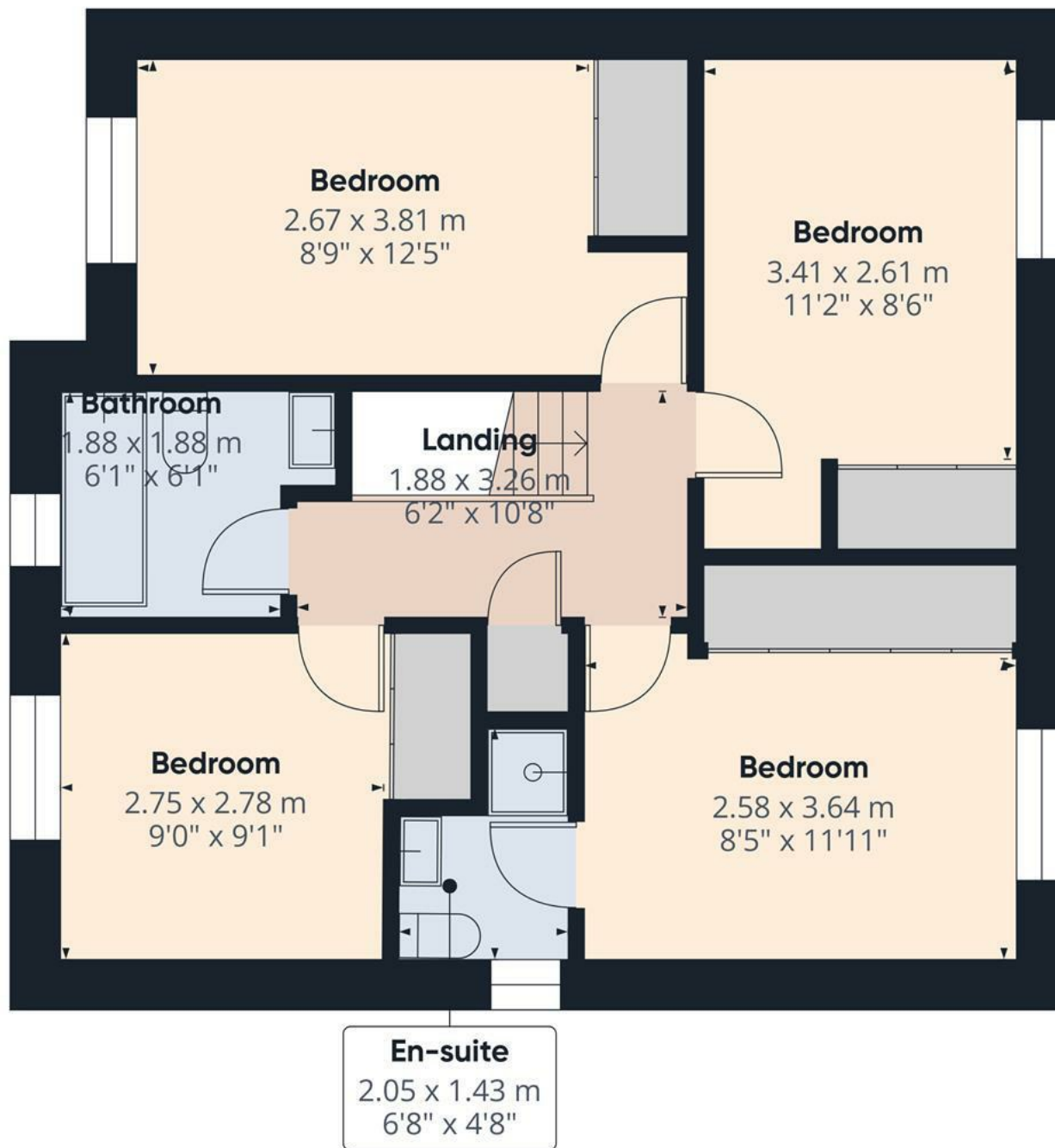
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0





Floor 1

Approximate total area<sup>(1)</sup>

53.4 m<sup>2</sup>

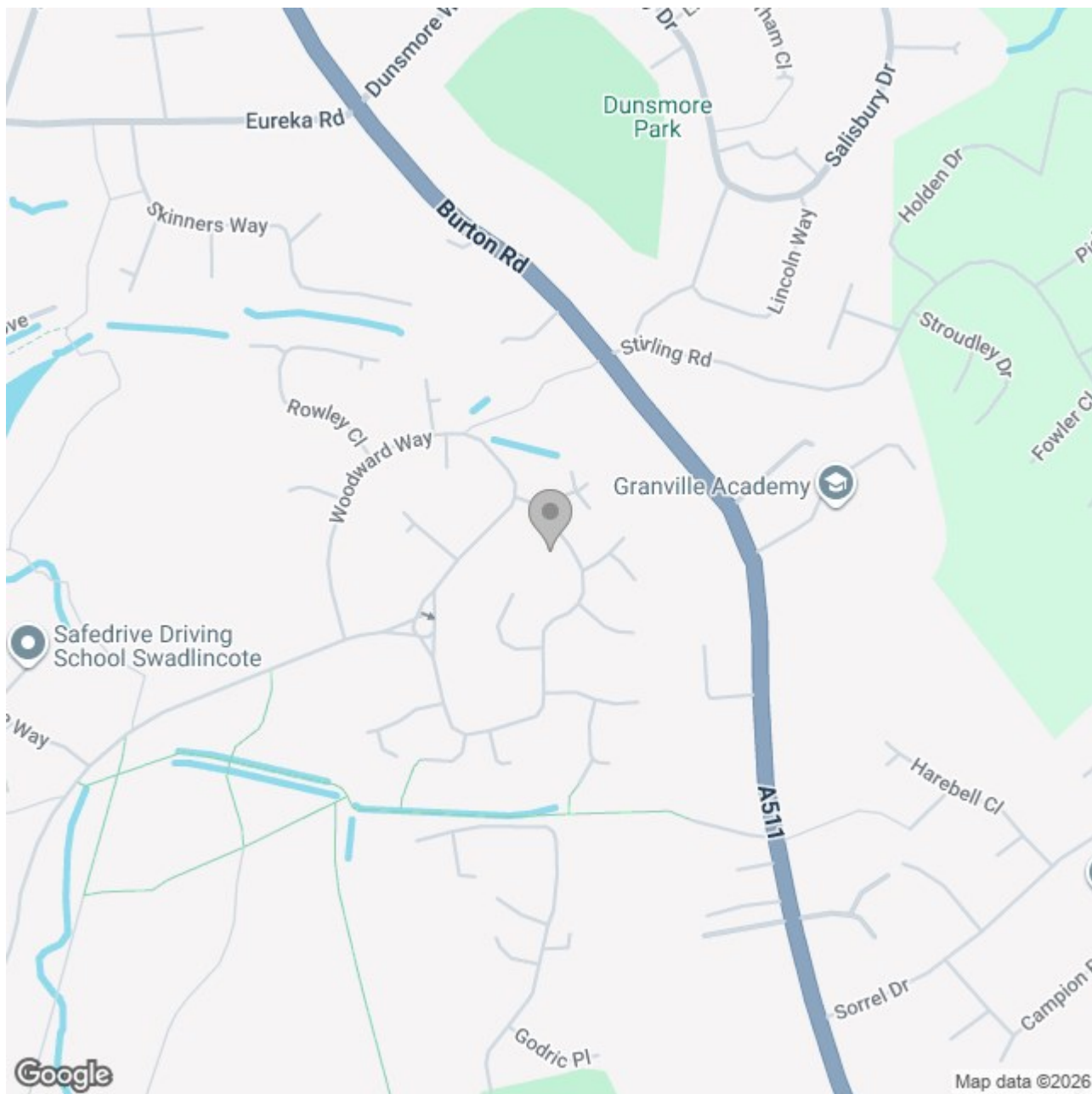
574 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            | <b>70</b>                                                                                                     | <b>73</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  |           |