





**** 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

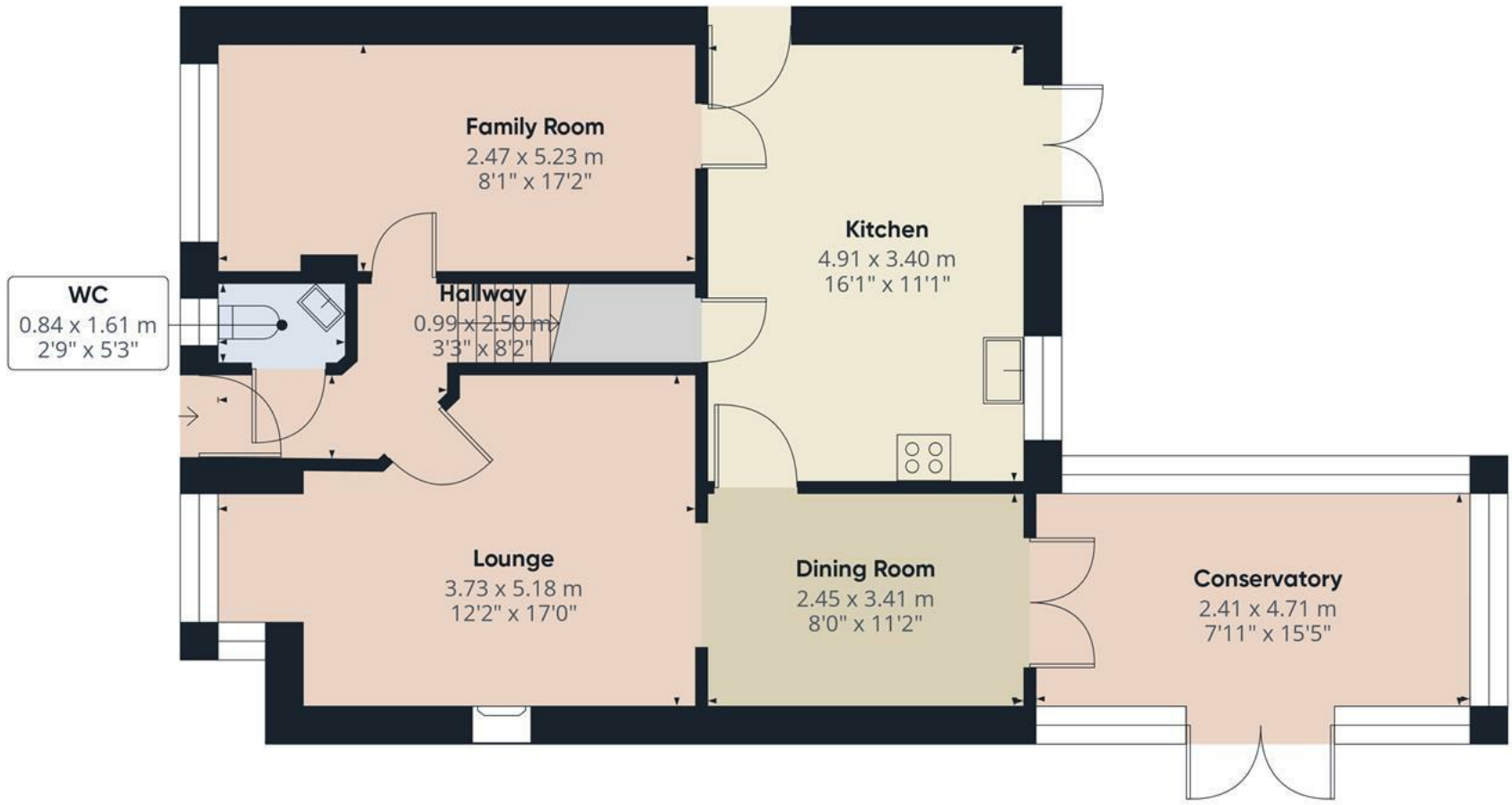
Front wide drive. Side gated access to the enclosed rear garden with paved patio and an artificial lawn.









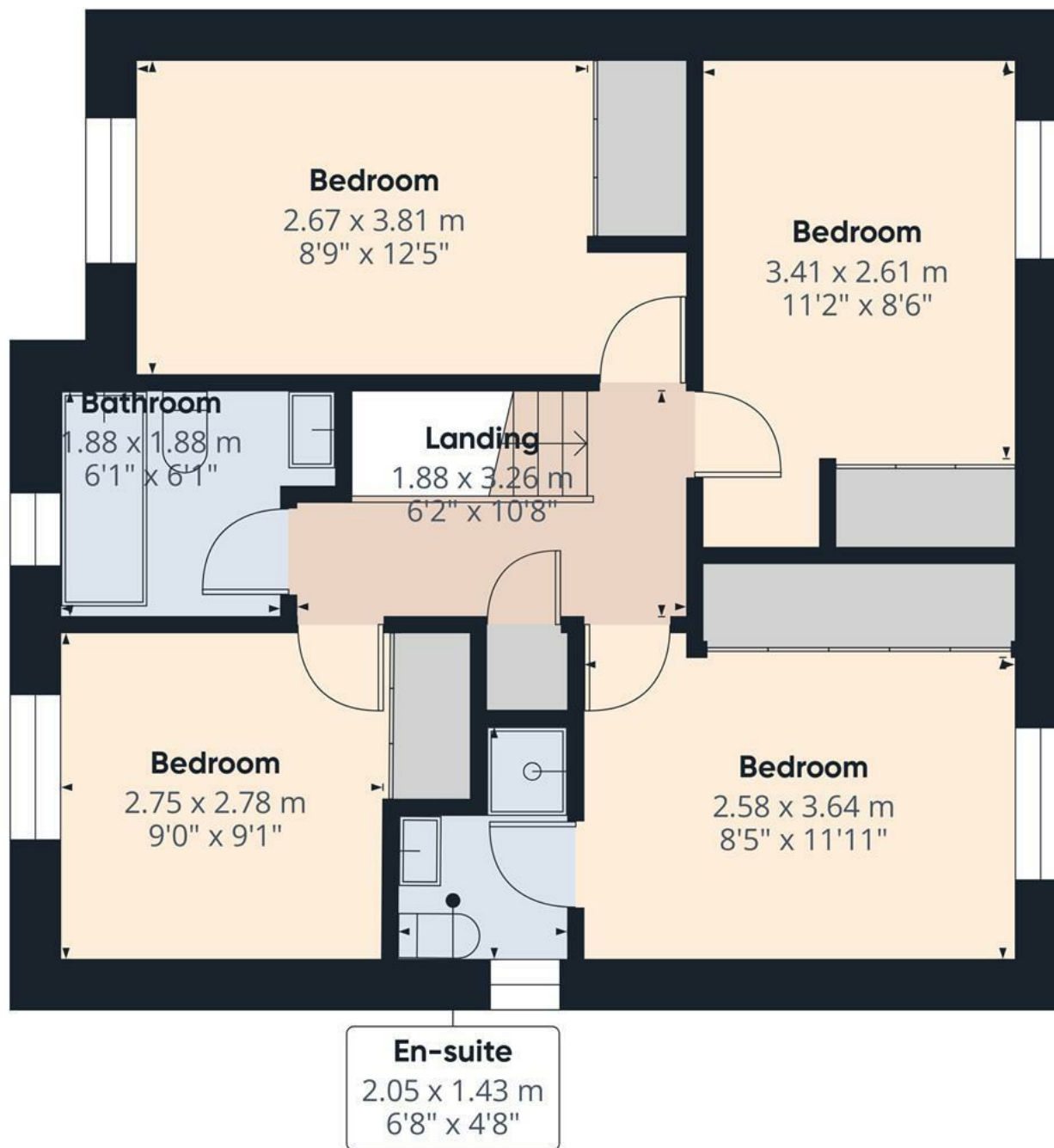


Approximate total area⁽¹⁾
74.7 m²
804 ft²

(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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Floor 1

Approximate total area⁽¹⁾

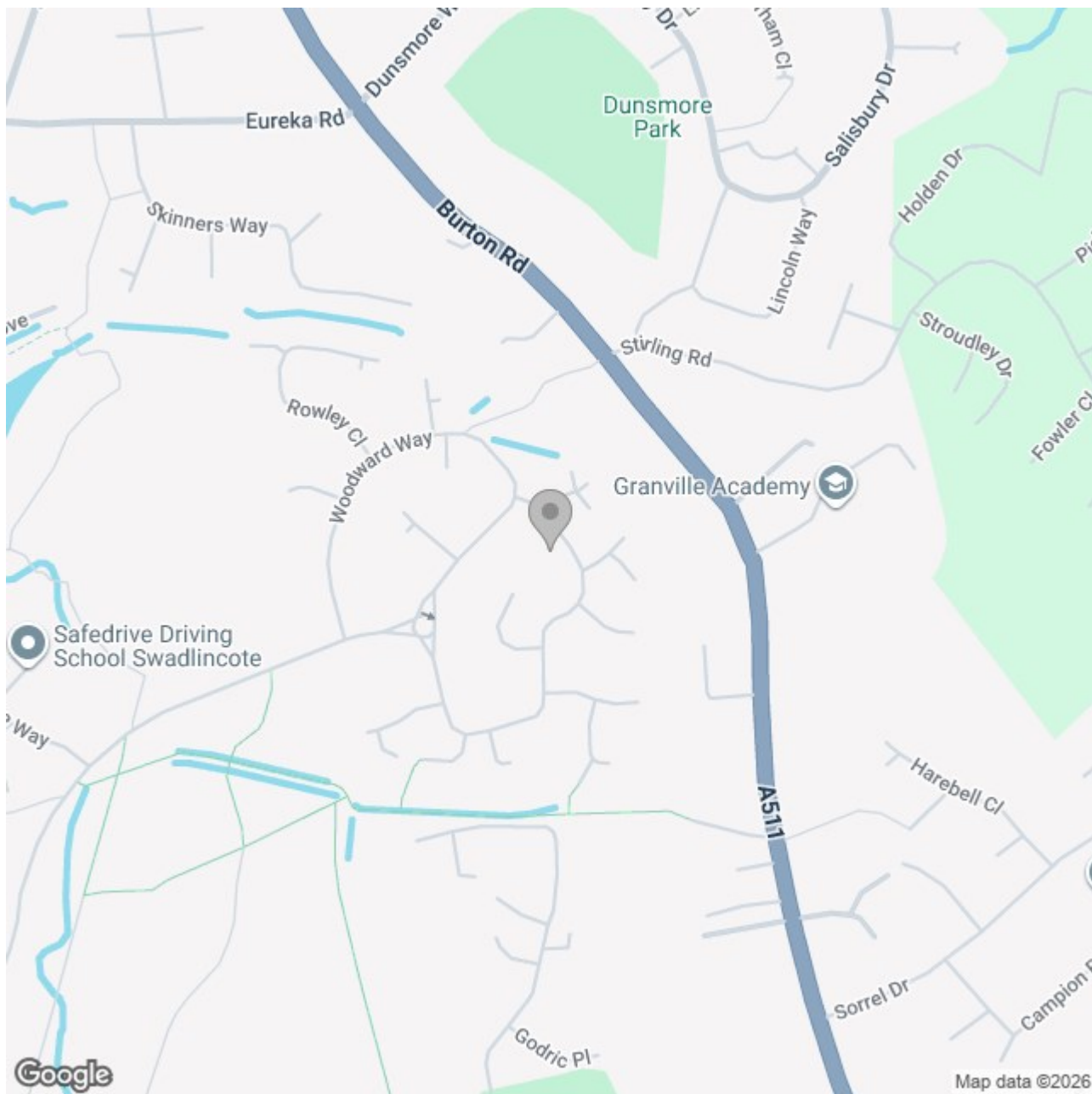
53.4 m²

574 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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 	