





\*\*\*\* FOUR BEDROOMS AND  
A SOUTHERLY FACING  
GARDEN \*\*\*\* Immaculate  
modern property offering a  
hall and guest cloakroom,  
fitted dining kitchen and a  
lounge with doors onto the  
garden. The first floor offers  
three bedrooms and a family  
bathroom, the second floor  
offers a master bedroom  
with dressing room and an  
ensuite, Front and rear  
garden, long side drive and  
a single garage.



  
**ABODE**  
SALES & LETTINGS

## HALL

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

## CLOAKROOM

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

## LOUNGE

Upvc double glazed windows and double doors onto the garden and a radiator.

## KITCHEN DINER

Fitted wall mounted base and draw units with work surfaces and a sink and drainer unit with mixer tap. Fitted electric double oven with a gas harbour extractor hood, integrated fridge freezer, washing machine and dishwasher. Upvc double glazed window and a radiator.

## FIRST FLOOR LANDING

Stairs to the second floor, airing cupboard, upvc double glazed window and doors to -

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.

## BEDROOM 4

Upvc double glazed window and radiator.



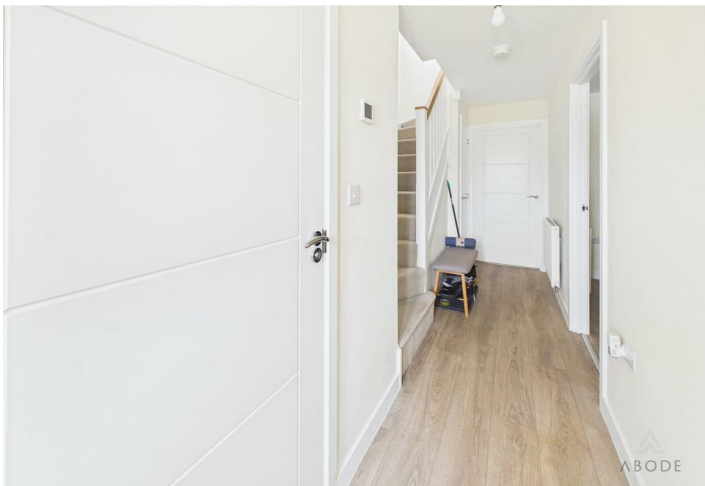
## BATHROOM

Panel enclosed bath, double shower, low flush wc, wash hand basin and a radiator.

## SECOND FLOOR

Door to -







## BEDROOM I

Upvc double glazed window, storage cupboard and a radiator. Door to en-suite -

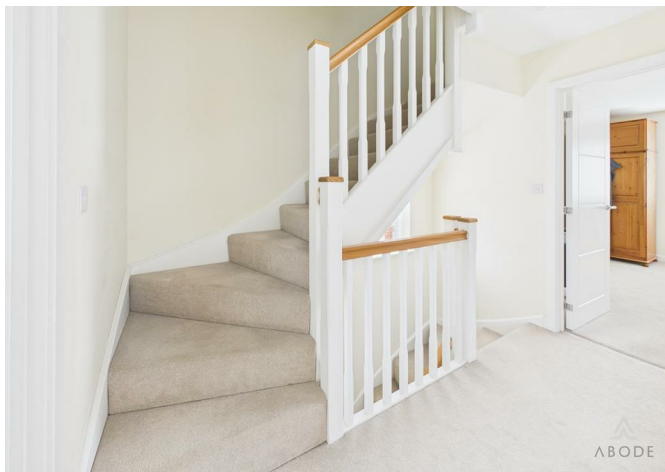
## EN SUITE

Shower, low flush wc, wash hand basin, sky light window and a radiator.

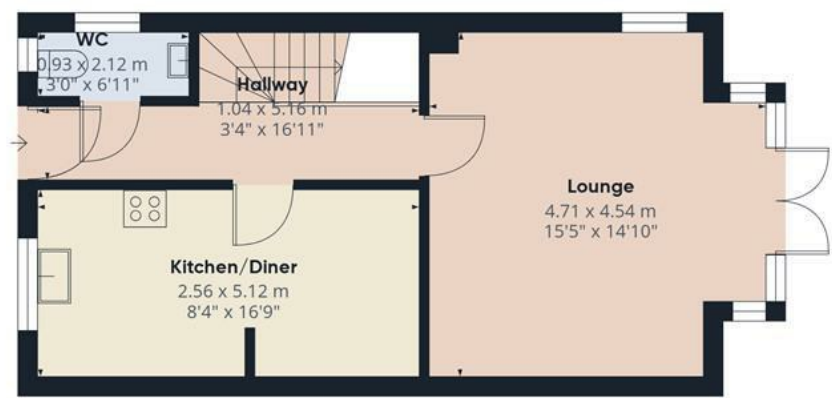
## OUTSIDE

Front lawn and a side drive down to a single garage.  
Enclosed rear garden with lawn, paved patio and pebbled seating area.

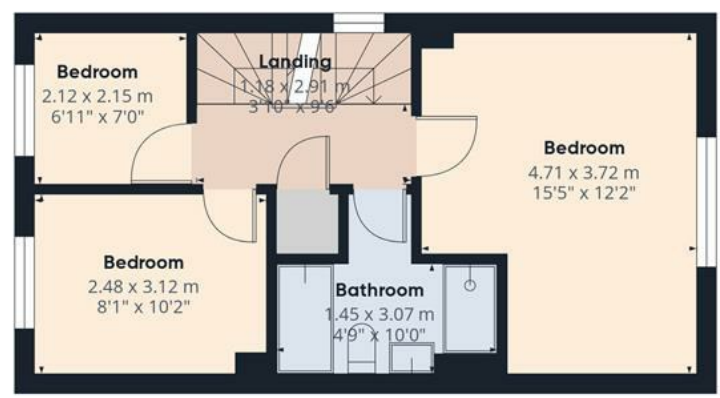




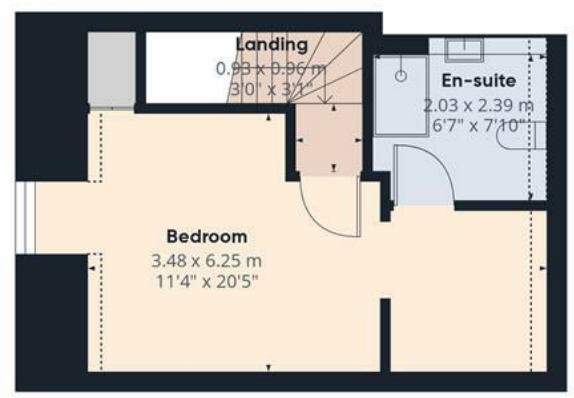




Floor 0



Floor 1



Floor 2

**Approximate total area<sup>(1)</sup>**  
106.2 m<sup>2</sup>  
1144 ft<sup>2</sup>

**Reduced headroom**  
1.3 m<sup>2</sup>  
14 ft<sup>2</sup>

(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

