





**** 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.



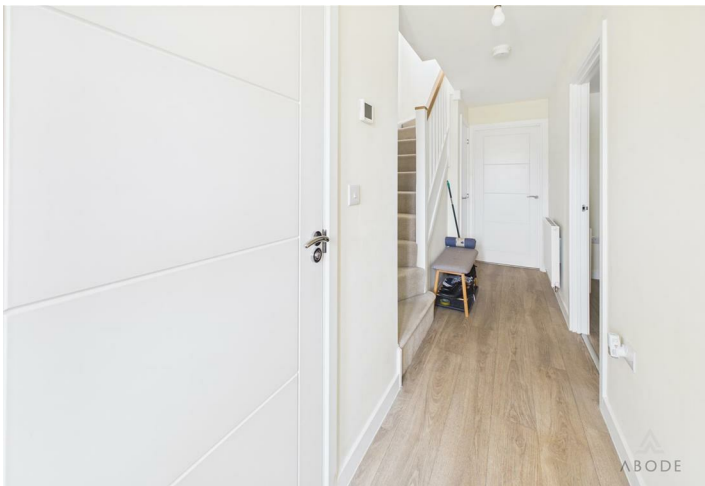
BATHROOM

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 -

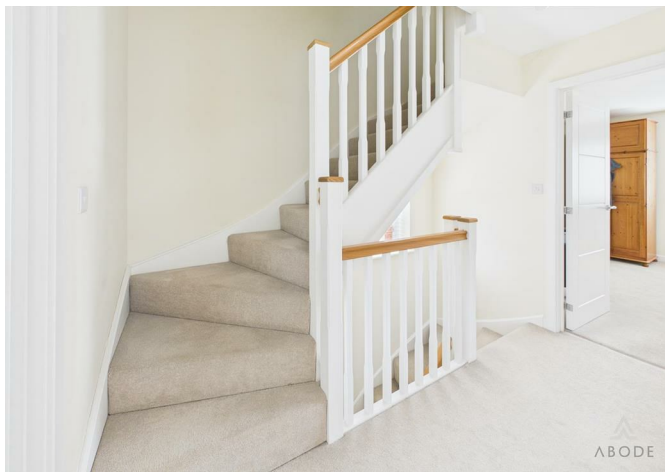
EN SUITE

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

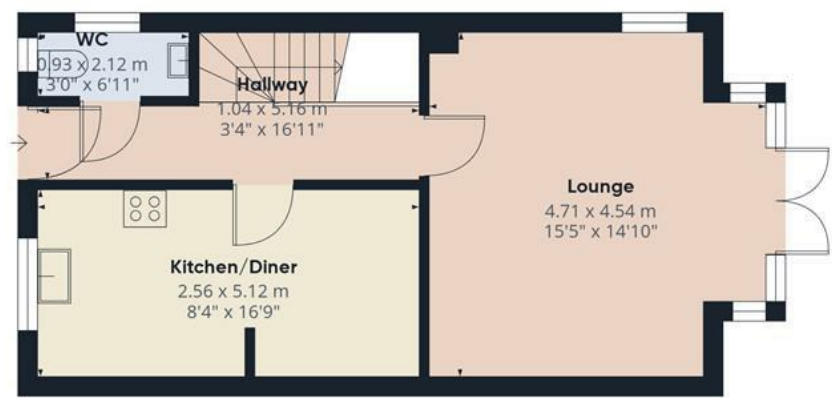
OUTSIDE

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

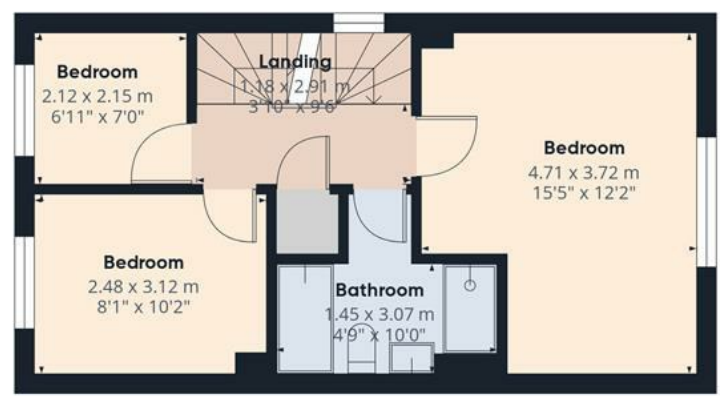




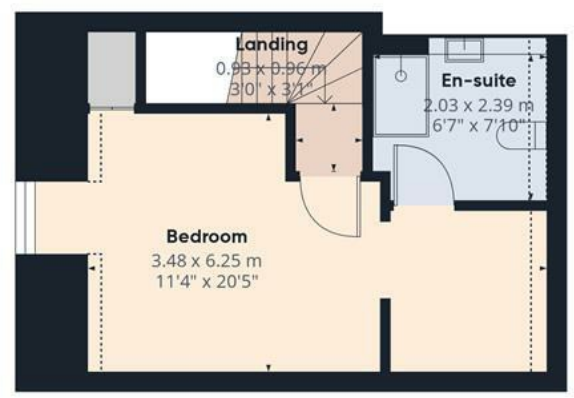




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
106.2 m²
1144 ft²

Reduced headroom
1.3 m²
14 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

