





Modern detached property in a cul de sac location. The property is offered for sale with no upward chain and in brief offers a hall And guest cloakroom, lounge and a fitted dining kitchen with doors onto the garden. Three first floor bedrooms, ensuite shower room and bathroom. Rear garden and a side drive and single garage, ev charging point.



ABODE
SALES & LETTINGS

HALL

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

CLOAKROOM

Low flush WC, wash hand basin and a radiator.

LOUNGE

UPVC double glazed window to the front and a radiator.

KITCHEN DINER

Fitted wall mounted base and draw units with work surfaces and a sink can drain the unit. Fitted oven and hob integrated dishwasher and fridge freezer UPVC double glazed window window doors onto the garden, radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, airing cupboard and a loft access.

BEDROOM

UPVC double glazed window and a radiator.

EN SUITE

Shower, loafer WC, wash hand basin and a radiator.

BEDROOM

UPVC double glazed window and a radiator.

BEDROOM

UPVC double glazed window and a radiator.

BEDROOM

UPVC double glazed window and a radiator.



BATHROOM

Panel enclosed bath with a shower and shower screen low flush WC, wash hand basin and radiator.

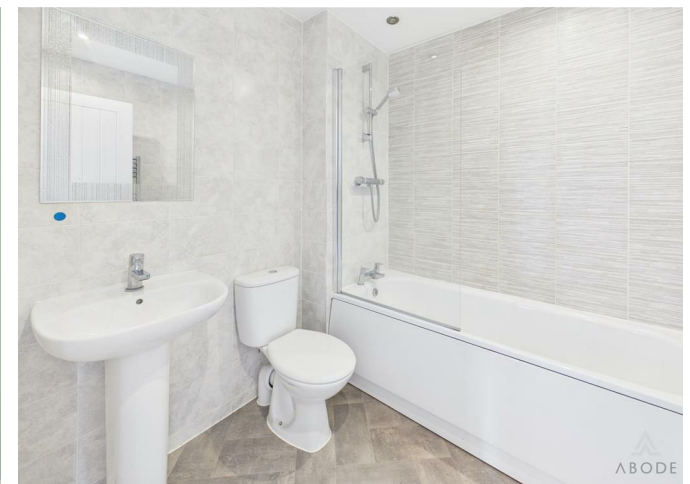
OUTSIDE

Lawn and paved seating areas.

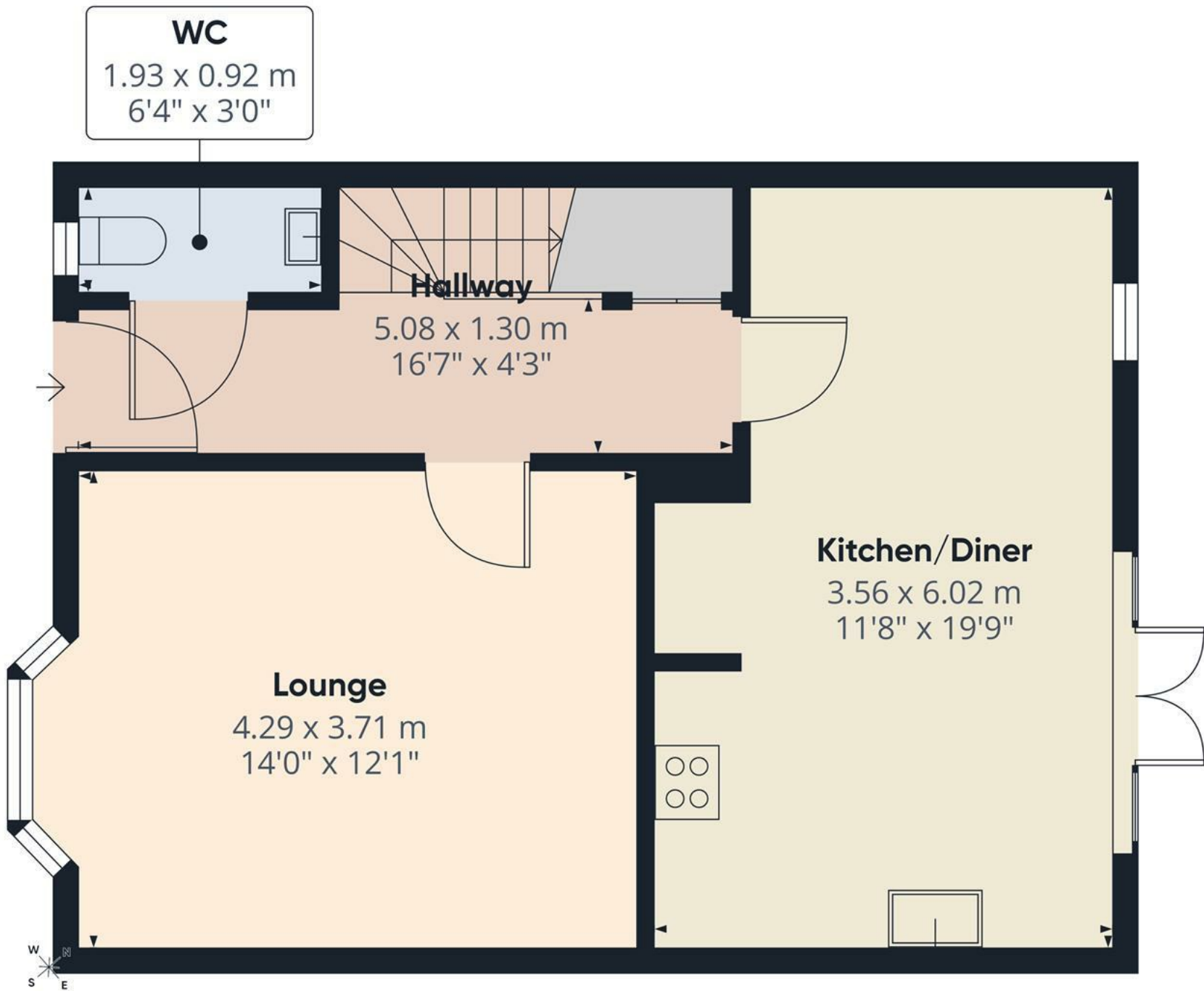
NOTE

£250 estate charge per annum









Floor 0

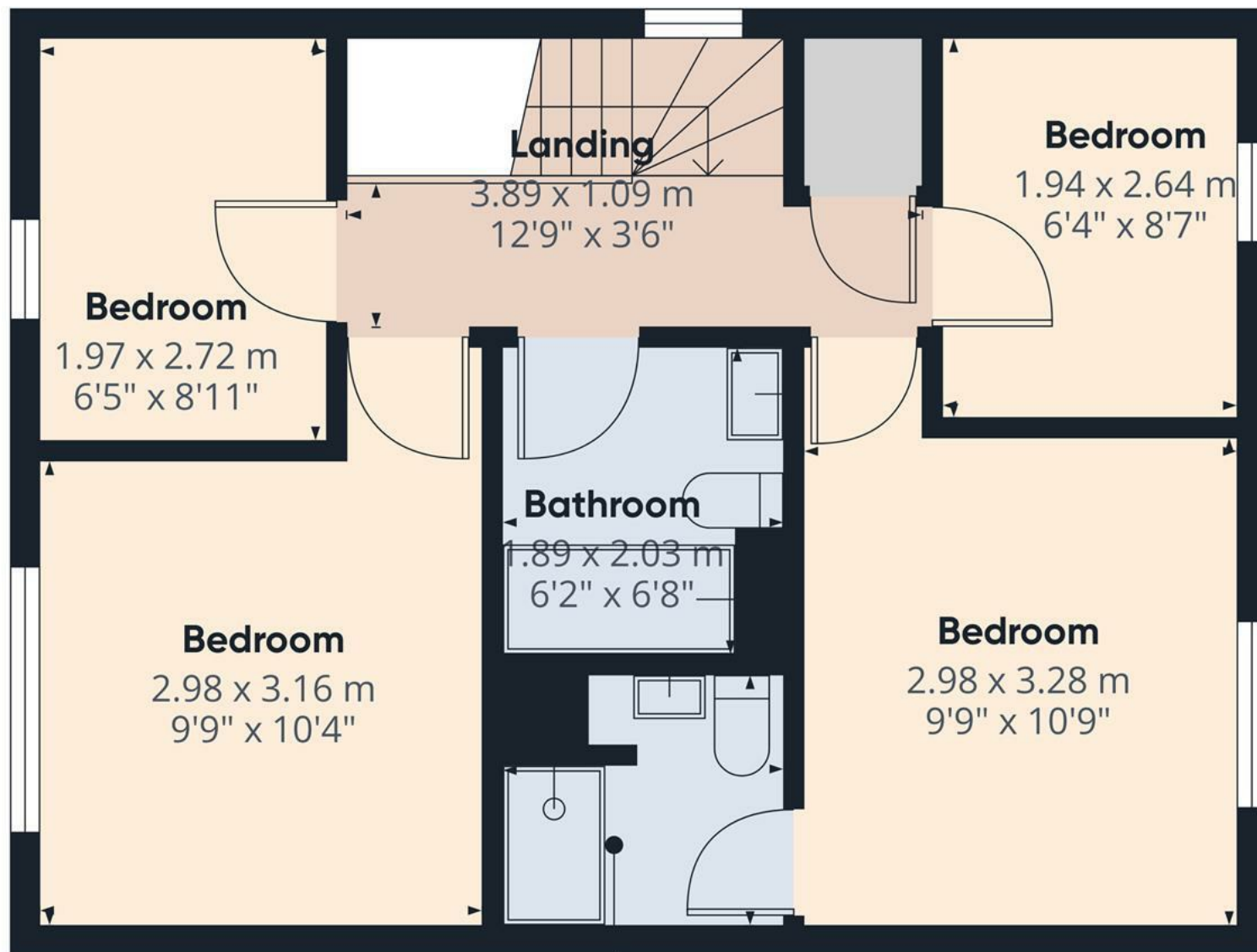
Approximate total area⁽¹⁾

47.5 m²
511 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⁾

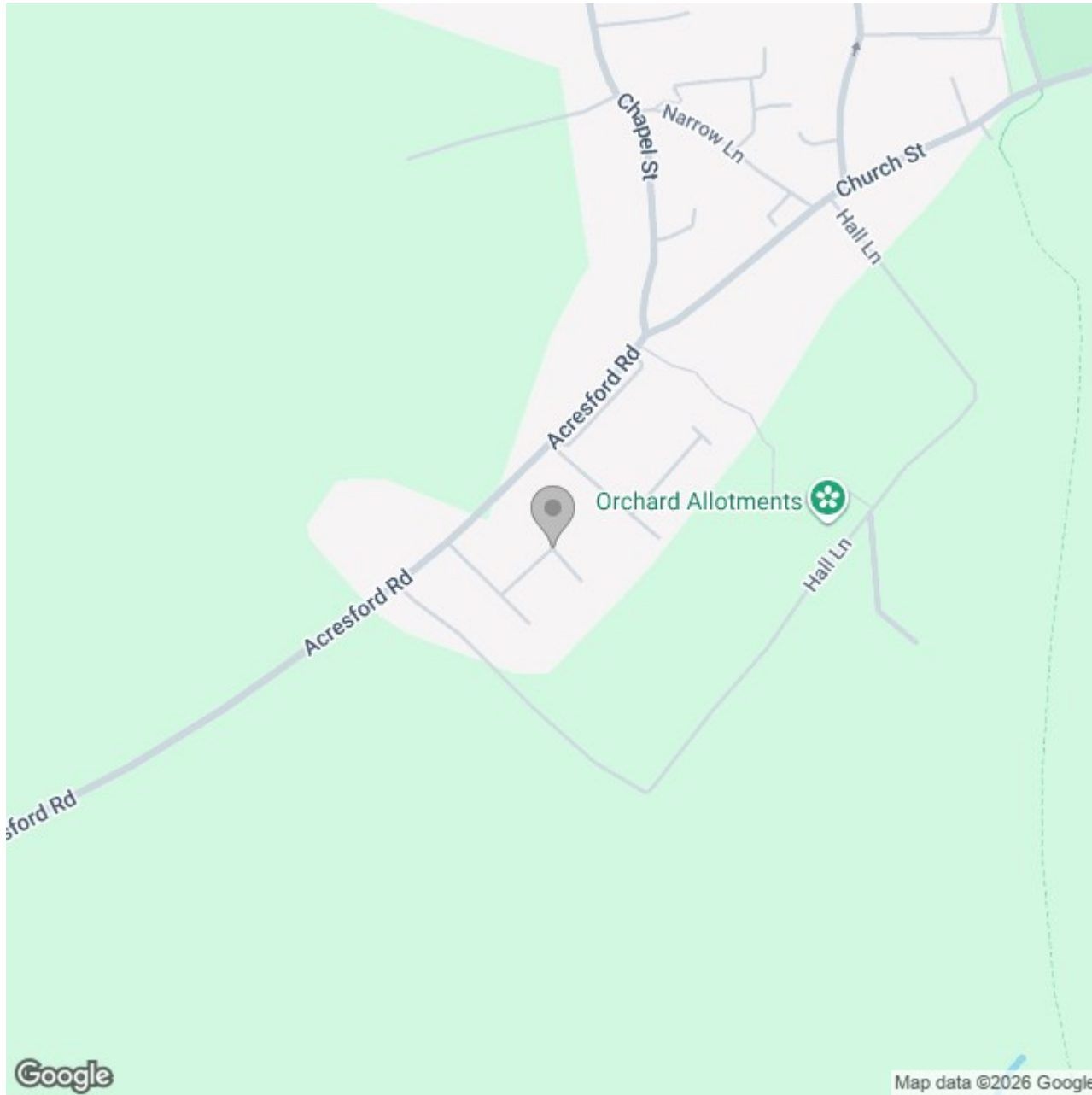
42.9 m²

462 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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 	