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SALES & LETTINGS

Abbot Way, DE14 2GF

Asking Price £290,000



https://www.abodemidlands.co.uk







This detached home on Abbott Way offers three bedrooms, a dual-aspect lounge and a kitchen diner that opens onto the rear garden. The main bedroom has built-in wardrobes and an en suite shower room. Solar panels, an EV charging point, a private driveway and a detached garage add to the practical appeal. The property has an EPC rating of A.

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Accommodation

Ground floor

The front door opens into a generous entrance hall with a storage cupboard and access to the principal rooms. The dual-aspect lounge benefits from natural light on two sides. Across the hall, the kitchen diner provides space for cooking and dining, with fitted units, worktops, an integrated oven and a hob. French doors open from here onto the garden. A guest WC completes the ground floor.

First floor

The landing leads to three good-sized bedrooms and the family bathroom. The main bedroom includes built-in wardrobes and its own en suite shower room.

Outside

There is a small garden to the front and a lawned garden to the rear. A private driveway provides parking and leads to the detached garage, which has a side door. The property also has an EV charging point and solar panels.






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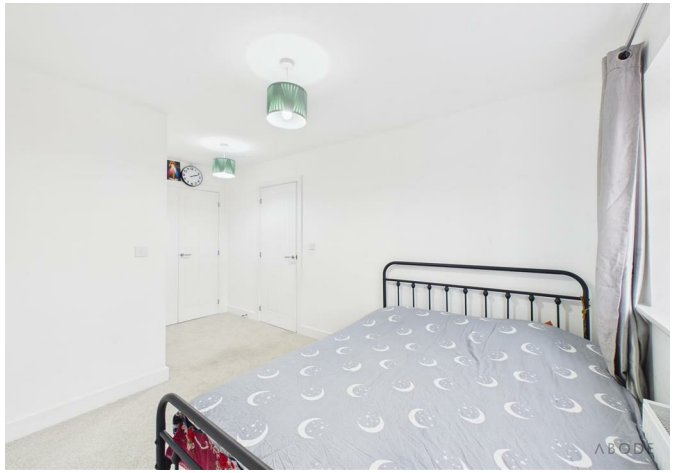

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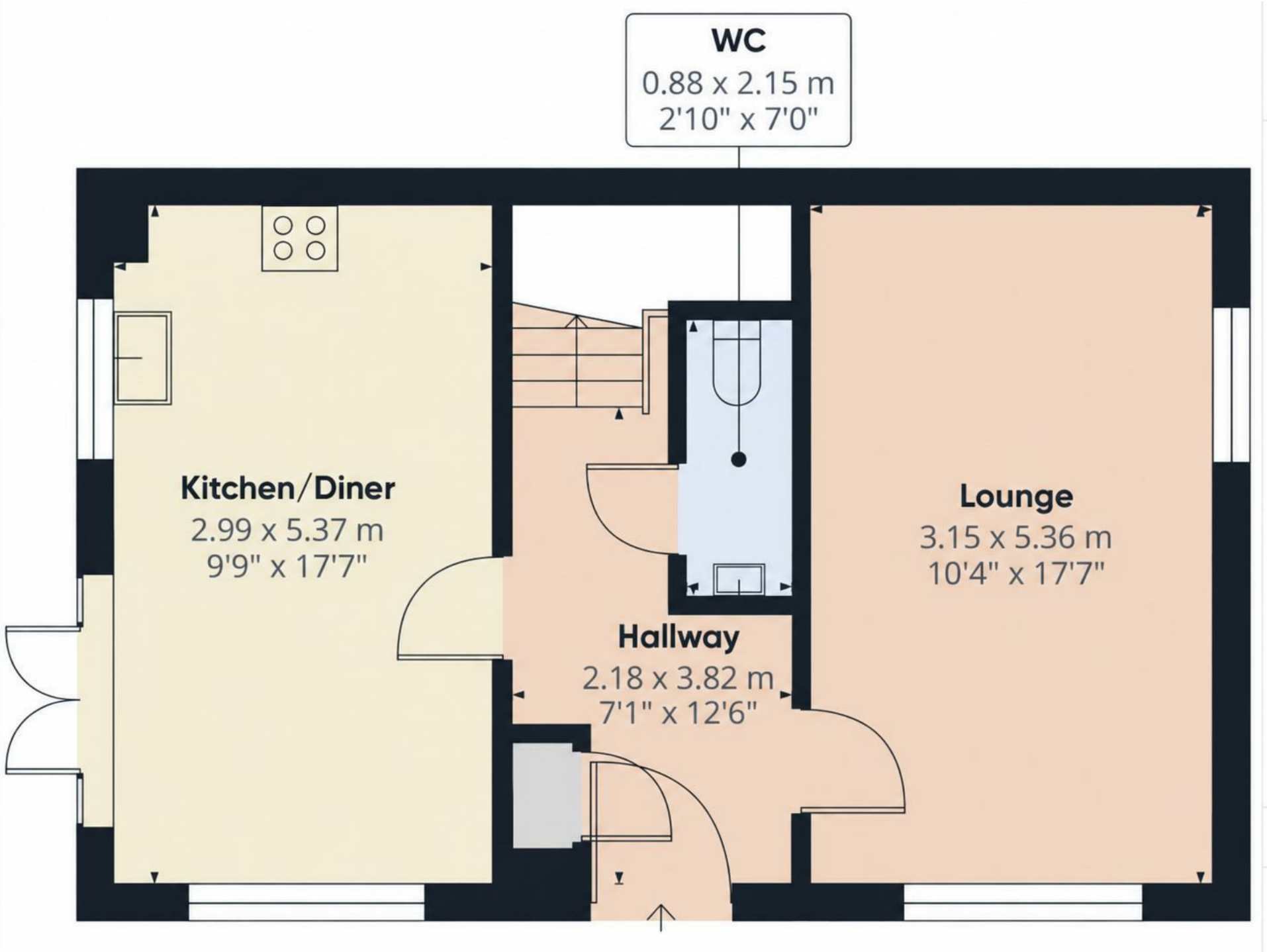


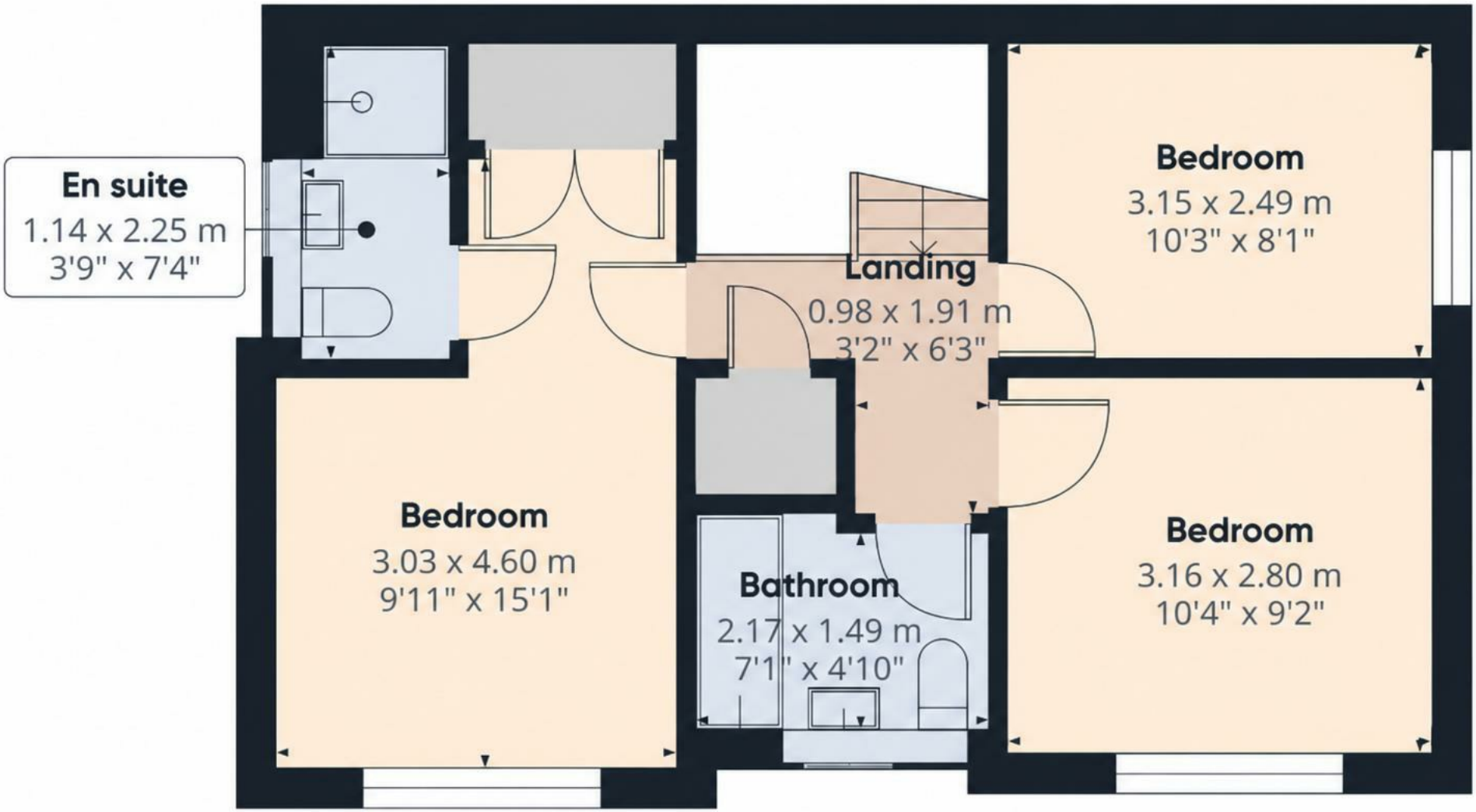


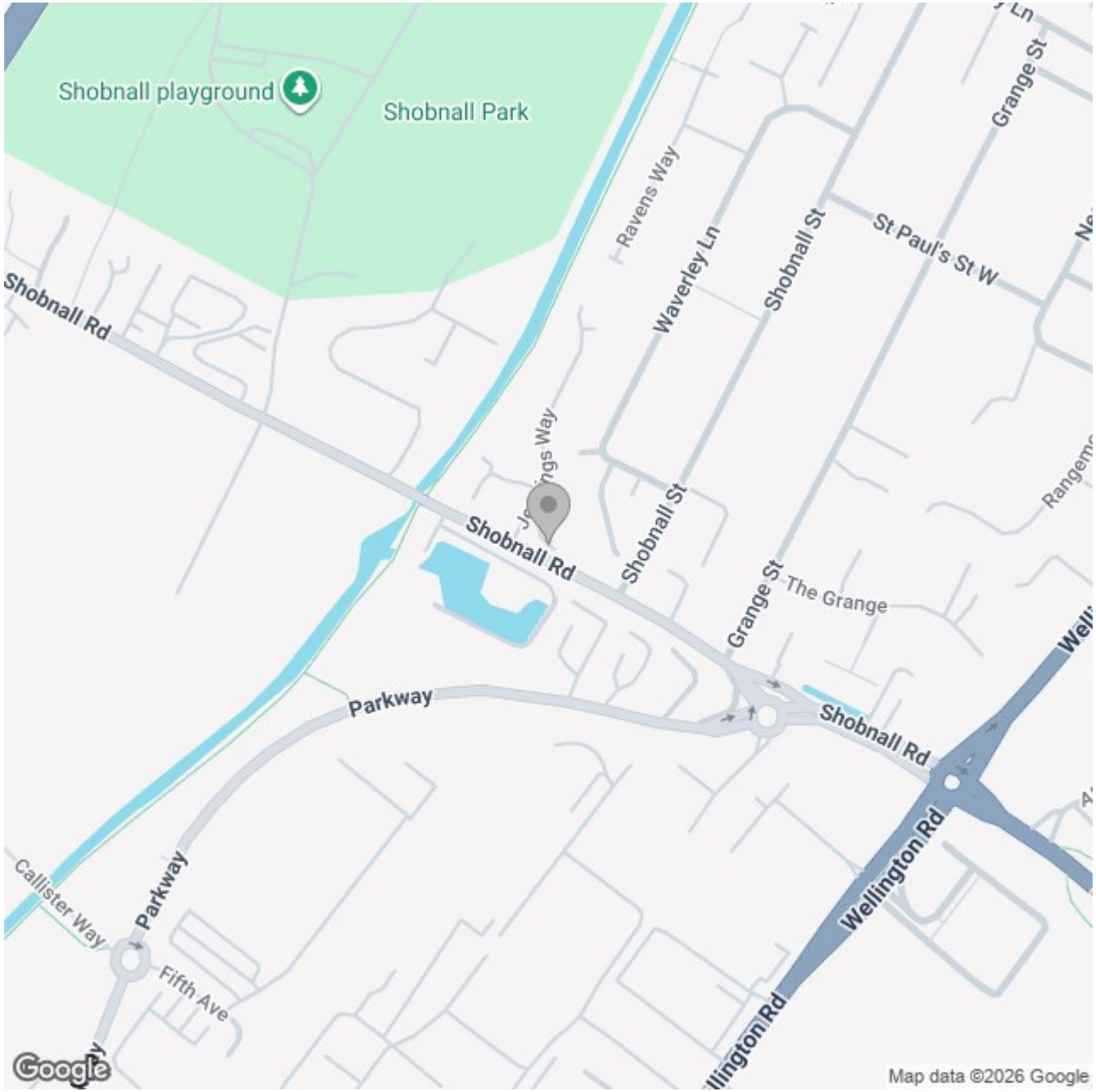







WC
0.88 x 2.15 m
2'10" x 7'0"
Kitchen/Diner
2.99 x 5.37 m
9'9" x 17'7"
Hallway
2.18 x 3.82 m
7'1" x 12'6"
Lounge
3.15 x 5.36 m
10'4" x 17'7"


En suite
1.14 x 2.25 m
3'9" x 7'4"
Bedroom
3.15 x 2.49 m
10'3" x 8'1"
Landing
0.98 x 1.91 m
3'2" x 6'3"
Bedroom
3.03 x 4.60 m
9'11" x 15'1"
Bathroom
2.17 x 1.49 m
7'1" x 4'10"
Bedroom
3.16 x 2.80 m
10'4" x 9'2"



Energy Efficiency Rating

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

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