







**\*\* FOUR BEDROOM DETACHED \*\* TWO  
RECEPTION ROOMS \*\* GARAGE \*\***

Perfect for the family buyer, stands this four bedroom detached home situated at the head of the development.

Internal inspection is strongly recommended to appreciate the scope of the well-proportioned accommodation on offer. In brief the property comprises hallway, cloaks/WC, lounge, refitted kitchen, dining room, utility room, four bedrooms with master en-suite and separate and family bathroom.

Situated at the head of a quiet cul-de-sac, the property is within close distance to local town amenities including the supermarkets, independent shops and many other amenities. To arrange an internal inspection contact Abode Estate Agents.

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SALES & LETTINGS

## Hallway

With a double glazed front entry door leading into, double glazed window to the front elevation, staircase rising to the first floor landing with a useful under stairs storage cupboard, Karndeian flooring throughout, central heating radiator, doorbell chime, smoke alarm, thermostat, door entries lead to:

## Cloaks/WC

With Karndeian flooring throughout, tiling to lower half, low-level WC with Continental flush, corner wash hand basin with mixer tap, chrome heated towel radiator and extractor fan.

## Kitchen

With 2x UPVC double glazed windows to the rear elevation, the kitchen features a range of matching base and eyelevel storage cupboards and drawers with woodblock effect drop edge preparation work surfaces with complementary tiling surrounding, integrated appliances includes a 1 1/2 composite sink and drainer with mixer tap, six ring Smeg stainless steel oven, with hob and grill with matching extractor hood, dishwasher, fridge and freezer, carousel corner units, pan drawers, recycling bin drawer. The room has Karndeian flooring throughout, anthracite mounted central heating radiator, LED downlighting, and a UPVC double glazed frosted door, leading to the side entry, internal door leads to:



## Utility Room

With a UPVC double glazed window to the side elevation, featuring base and eye level storage cupboards with drop edge preparation work surfaces, Karndeian flooring throughout, central heating gas boiler, plumbing spaces for undercounter white goods and a stainless steel sink and drainer with mixer tap











### Dining Room

With Karndean flooring throughout, central heating radiator, double glazed sliding door, leading to the rear patio, double doors lead to:

### Lounge

With a UPVC double glazed bay window to the front elevation, the focal point of the room being the gas fireplace with timber Adam style surround, TV aerial point, telephone point and central heating radiator.

### Garage

With an open over door to the front elevation, consumer unit and space for freestanding white goods.

### Landing

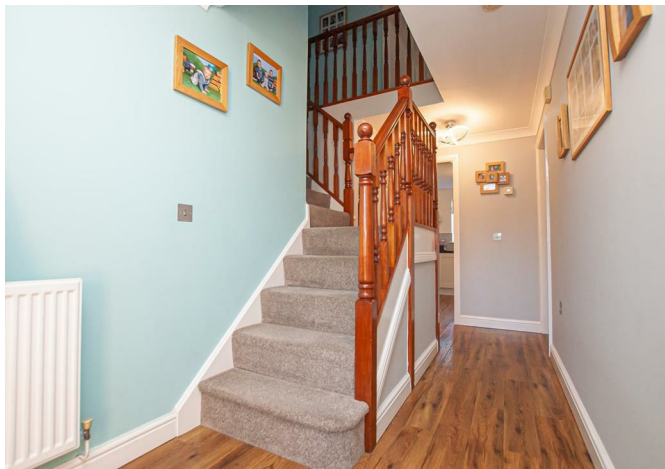
With access into loft space via loft hatch, smoke alarm, central heating radiator, UPVC double glazed frosted glass window to the side elevation, airing cupboard housing the hot water tank with eye level shelving, door entries lead to:

### Master Bedroom

With a UPVC double glazed bay window to the front elevation, central heating radiator, TV aerial point, door entry leading to:

### En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, wash hand basin with mixer tap, shower cubicle with glass screen and complementary tiling to both floor and wall coverings, chrome heated towel radiator, extractor fan, spotlighting to ceiling.



### Bedroom Two

With a UPVC double glazed window to the rear elevation, central heating radiator, dimmer switch lighting.

### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, the bathroom features a three piece suite, comprising of low-level WC with Continental flush, wash hand basin with mixer tap, P-shaped bath unit with glass screen and waterfall shower head, complementary tiling to both floor and wall coverings, chrome heated towel radiator, extractor fan.

### Bedroom Four

With a UPVC double glazed window to the rear elevation, central heating radiator, and dimmer switch lighting.

### Outside

To the front elevation is a Tarmac double width driveway providing ample parking space with a further foregarden, which is mainly to lawn. Dual gated side entry leads to:

A paved pathway, leading to a entertaining patio area and a garden, which is mainly laid to lawn. The garden has a variety of herbaceous borders, with shrubs and plants. To the perimeter are timber fence panels to the corner of the plot. To the right side elevation is a further hard standing base with a timber built garden storage shed with pitched roof and wheelie bin storage area. The garden has a westerly facing aspect, allowing for ample evening and afternoon sun.









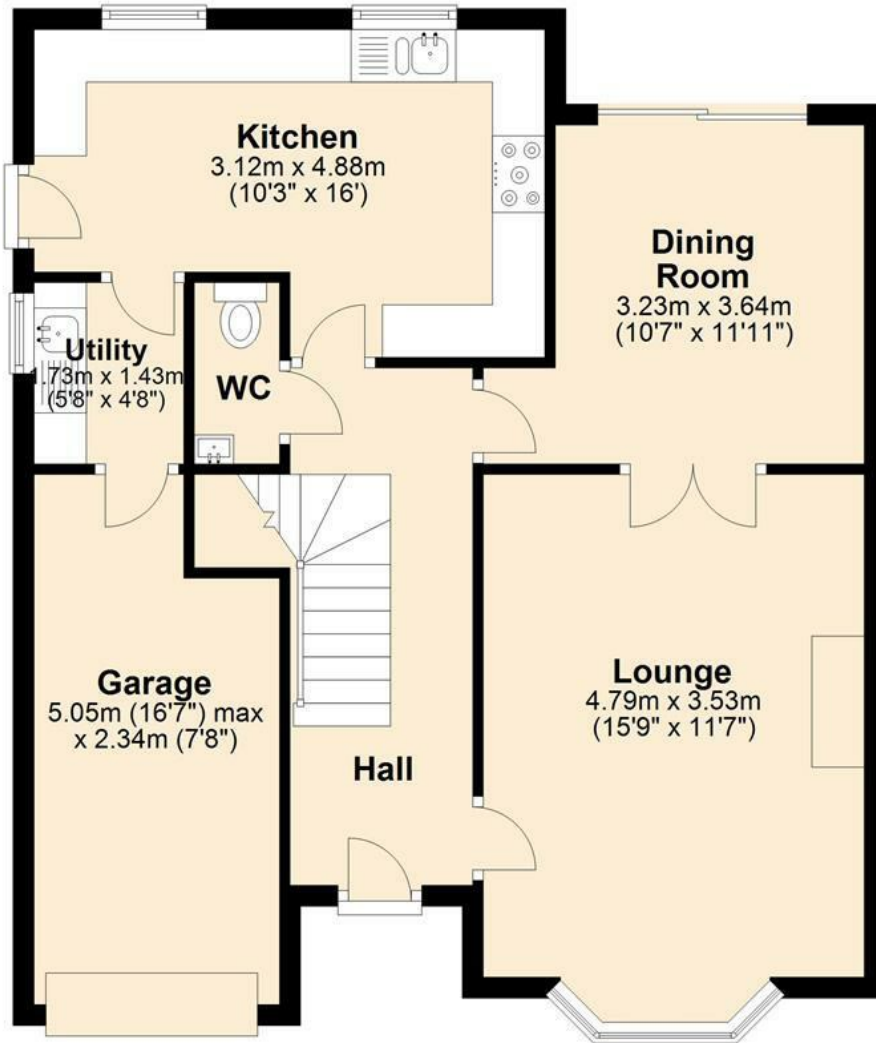






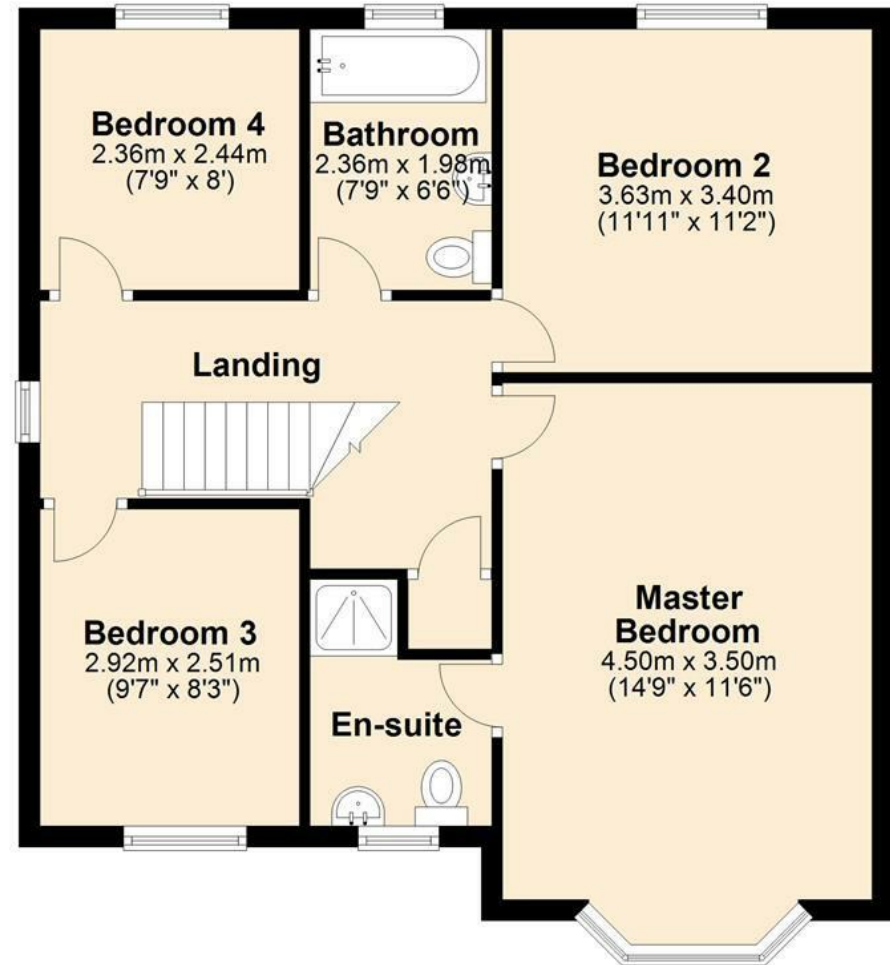
## Ground Floor

Approx. 67.5 sq. metres (726.3 sq. feet)

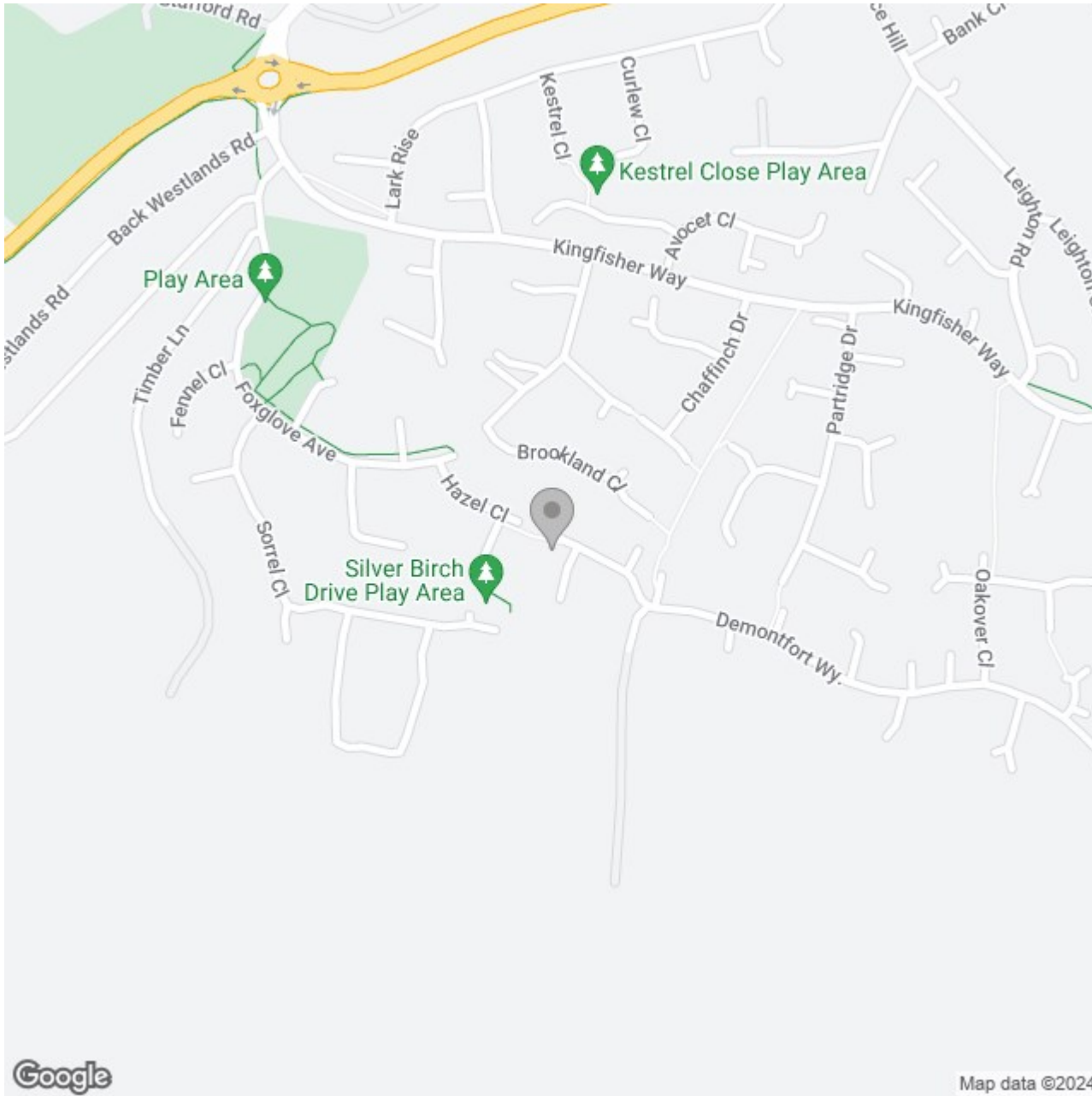


## First Floor

Approx. 62.1 sq. metres (668.1 sq. feet)







## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	