





****360 VIRTUAL TOUR**** A spacious Four detached property located in a sought-after area, in close proximity to a variety of local facilities and transport connections. The property boasts two reception rooms, a large "L" shaped kitchen diner, an integrated garage, Four generously sized bedrooms, two of which share a Jack and Jill shower room, one with its own en-suite shower room. Additionally, two generous size offices/ bedrooms on the second floor , there is ample parking available on the driveway and a well-kept large rear garden. Viewing is strongly advised, strictly by appointment only.



ABODE
SALES & LETTINGS

Entrance Hall

Featuring a central heating radiator, the entrance hall has stairs that rise to the first floor and doors leading off to:

WC/Cloaks

Equipped with a wash hand basin, low-level WC, a double glazed window to the front elevation, and a central heating radiator.

Living Room

With two central heating radiators, the living room has double glazed UPVC windows to the front and side elevations, a gas fire with an Adam style surround, and an opening that leads through to the dining room.

Dining Room

Containing a central heating radiator, a double glazed UPVC window to the rear elevation, and a door that leads to the kitchen.

Kitchen Diner

Featuring a selection of matching wall and base units, a roll edge laminate preparation work surface, a one and a half bowl sink with a mixer tap and drainer, a range master cooker with an extractor over, under-counter drawers, an integrated fridge freezer and dishwasher, recessed spotlighting, a central heating radiator, tiled splashbacks, double glazed UPVC windows to the rear and side elevations, a side access door, a door leading to the garage, and double doors leading to the conservatory.



Conservatory

Comprising double glazed UPVC windows to the rear and side elevations, and double glazed UPVC French doors that lead out onto the garden.

First Floor Landing

Doors leading off to:

Bedroom 2

Equipped with a central heating radiator, a double glazed UPVC window to the rear elevation, and a door leading







through to the Jack and Jill shower room.

Bedroom 3

Including a central heating radiator, a double glazed UPVC window to the front elevation, and a door leading through to the dressing room and Jack and Jill shower room.

Dressing Room

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

Jack and Jill

Comprising a three-piece suite, including a low-level WC, a shower with a glass door and an electric shower over, a wash hand basin, recessed spotlighting, and a double glazed UPVC window to the side elevation with opaque glass.

Family Bathroom

Featuring a three-piece suite, including a low-level WC, a bath with individual hot and cold taps, a pedestal wash hand basin with individual hot and cold taps, a central heating radiator, tiled splashbacks, and a double glazed UPVC window to the rear elevation with opaque glass.

Master Bedroom

With a central heating radiator, a double glazed UPVC window to the front elevation, and a door leading through to the en-suite shower room.

En-suite Shower Room

Containing a shower cubicle with an electric shower over, a wash hand basin, and a heated ladder towel rail.

Bedroom Four

Including a central heating radiator, a double glazed UPVC window to the rear elevation, and a built-in double wardrobe.

Second Floor Landing

With a built in airing cupboard and doors leading off to:

Bedroom Five / Office

Equipped with a central heating radiator, a Velux window to the front elevation with an integral blind, and a double glazed UPVC window to the rear elevation.

Bedroom Six / Office

Equipped with a central heating radiator, a Velux window to the front elevation with an integral blind, and a double glazed UPVC window to the rear elevation

Outside

The front of the property offers a tarmac driveway providing parking for two cars, leading to the front entrance and garage. The rear elevation features a laid-to-lawn garden with a patio area that is ideal for seating.



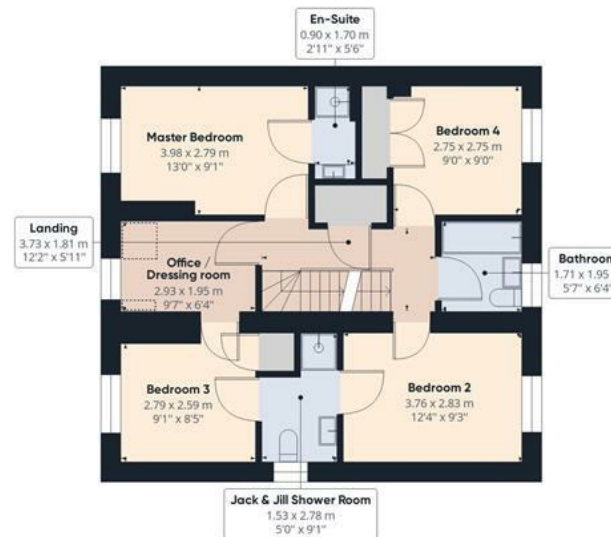




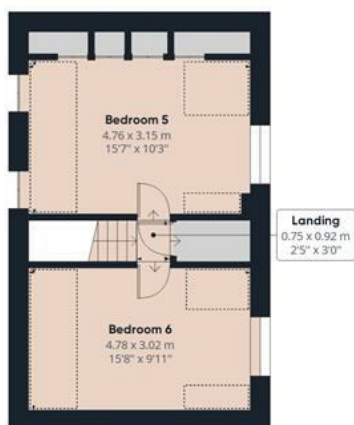




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

174.22 m²
1875.26 ft²

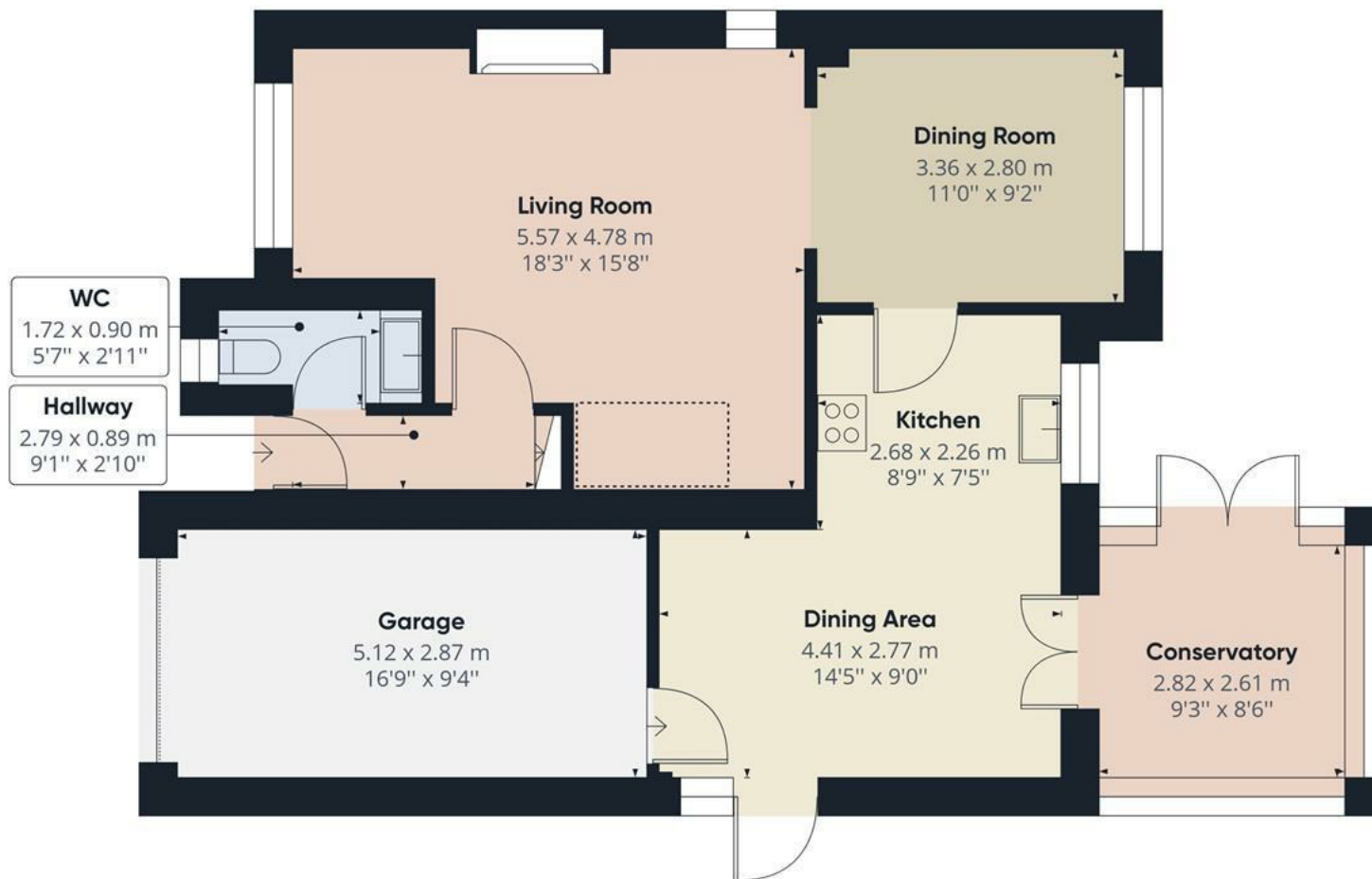
Reduced headroom

12.28 m²
132.23 ft²

(1) Excluding balconies and terraces

☒ Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Approximate total area⁽¹⁾

78.69 m²
847.03 ft²

Reduced headroom

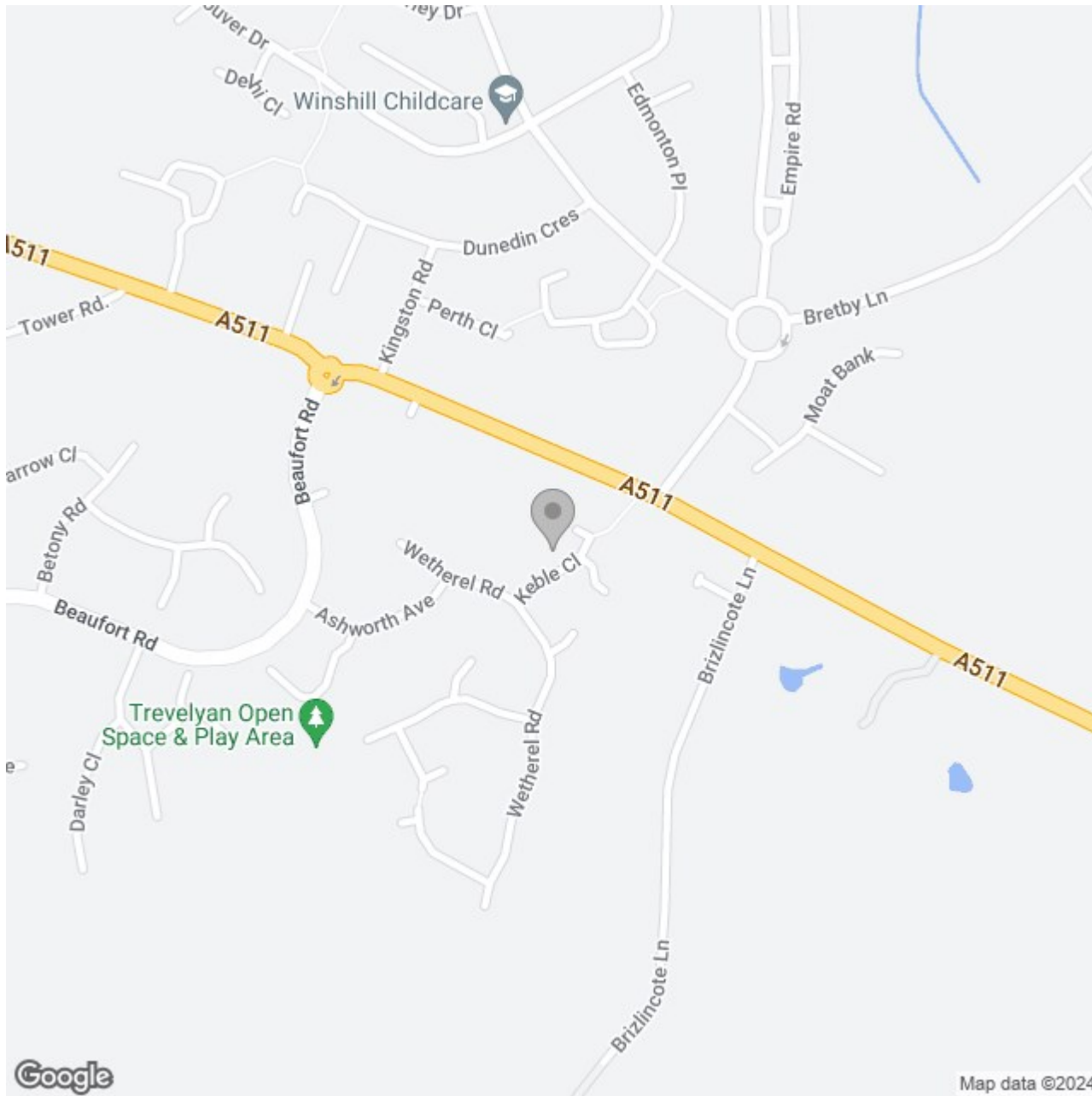
1.49 m²
16.05 ft²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	69	
(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	