





\*\*\*\* IMPRESSIVE AND  
IMMACULATE 5 BEDROOM  
FAMILY HOME \*\*\*\* LOCATED  
ON A LARGE PLOT WITH  
PANORAMIC COUNTRYSIDE  
VIEWS \*\*\*\* Great family  
accommodation offering a hall,  
open plan living & dining  
kitchen, sitting room/family  
room, utility room and shower  
room. Over the first and second  
floors are 5 bedrooms and 2  
bathrooms. Extensive gardens  
and ample parking with  
potential for a garage subject  
to the necessary planning. A  
VIEWING APPOINTMENT IS  
HIGHLY RECOMMENDED.

 **ABODE**  
SALES & LETTINGS

## HALL

Entrance door into the hall with stairs to the family room and doors to -

## SITTING ROOM/FAMILY ROOM

13'1 x 10'1

Upvc double glazed bay window to the front and a window to the side, radiator.

## OPEN PLAN LIVING KITCHEN

27'0 x 13'7

## LOUNGE AREA

Feature log burner set within exposed brick chimney breast, oak flooring, upvc double glazed window and radiator.

## KITCHEN DINING AREA

Fitted wall mounted, base and drawer units with granite work surfaces and a sink unit with mixer tap. Integrated appliances with a gas hob and extractor hood, fitted double oven, microwave, dishwasher as well as a fridge and freezer. Breakfast bar, tiled floor, sky light windows and upvc double glazed window overlooking the garden. Door to the utility room.

## UTILITY ROOM

9'2 x 8'0

Plumbing and space for a washing machine, space for further appliances, radiator, upvc double glazed window to the rear and a door to the side. Tiled floor and a door to the shower room.

## SHOWER ROOM

Enclosed shower with sliding door, wash hand basin, low flush wc, radiator and tiled floor.



## FIRST FLOOR LANDING

Stairs to the second floor, upvc double glazed window, large storage cupboard and doors to -

## BEDROOM

11'0 x 10'2

Upvc double glazed window , wardrobes and radiator.

## BEDROOM

9'10 x 7'0

Upvc double glazed window and radiator.







### **BEDROOM**

8'4 x 6'10

Upvc double glazed window and radiator.

### **BATHROOM**

7'9 x 7'0

Modern bathroom suite comprising a p shape panel enclosed bath with rain shower over and attachment, shower screen, vanity sink unit with wash hand basin, low flush wc, heated towel rail, upvc double glazed windows.

### **SECOND FLOOR**

Doors to -

### **MASTER BEDROOM**

14'5 x 9'11

Sky light and upvc double glazed window, radiator and eaves storage.

### **BEDROOM**

9'10 x 9'3

Sky light and upvc double glazed window, radiator and eaves storage.

### **BATHROOM**

6'10 x 4'11

Modern bathroom suite comprising a p shaped panel enclosed bath with shower over and attachment, low flush wc, vanity sink unit with wash hand basin and storage under, heated towel rail, upvc double glazed window.

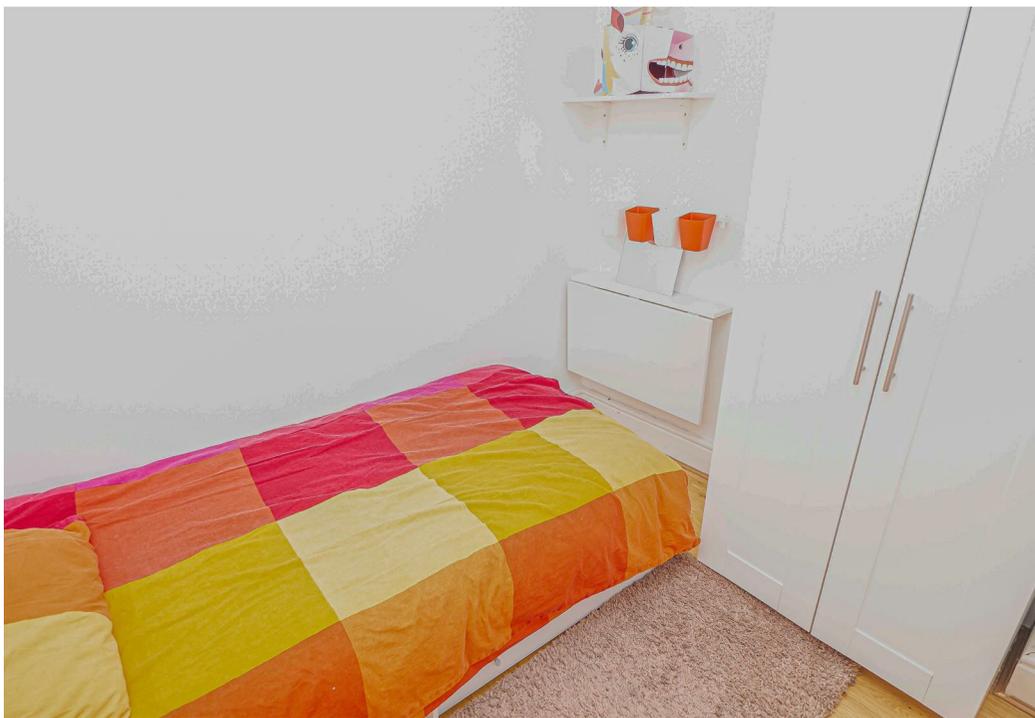
### **OUTSIDE**

A good size plot offers block paved garden to the front, ample space to the side for plenty of vehicles including caravan and motorhome. There is plenty of space for a garage subject to the necessary planning. Gated access to the rear garden offering an extensive lawn.



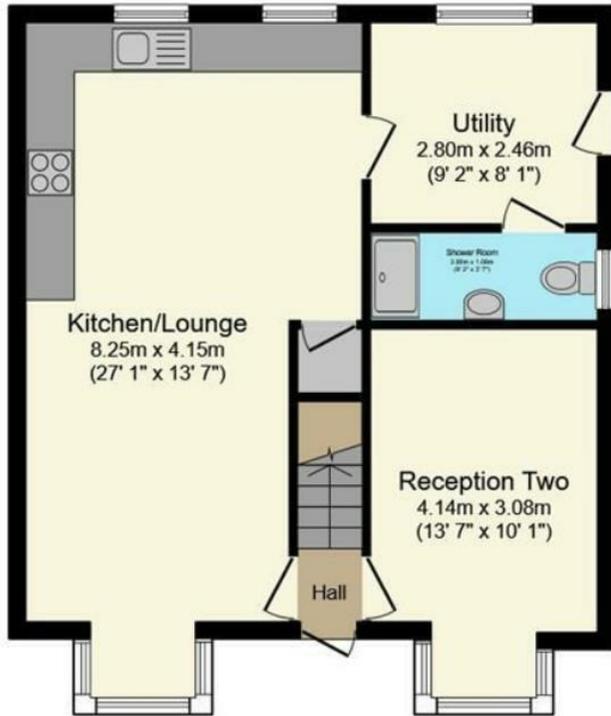






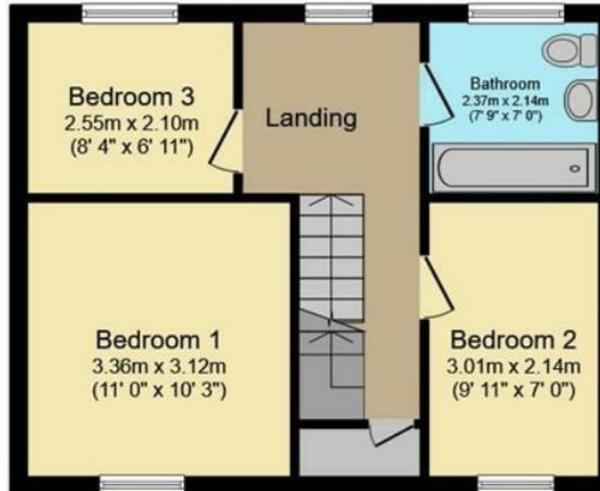






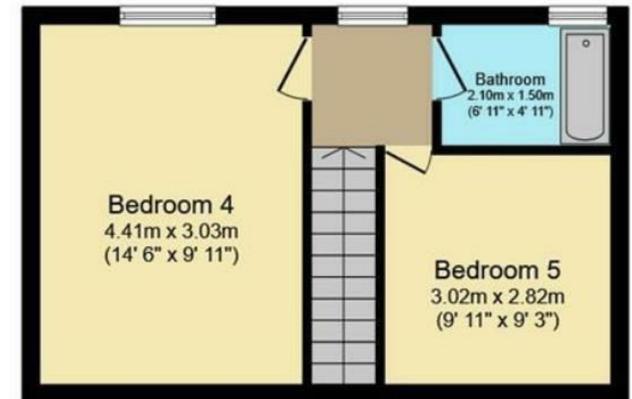
## Ground Floor

Floor area 54.1 sq.m. (583 sq.ft.) approx



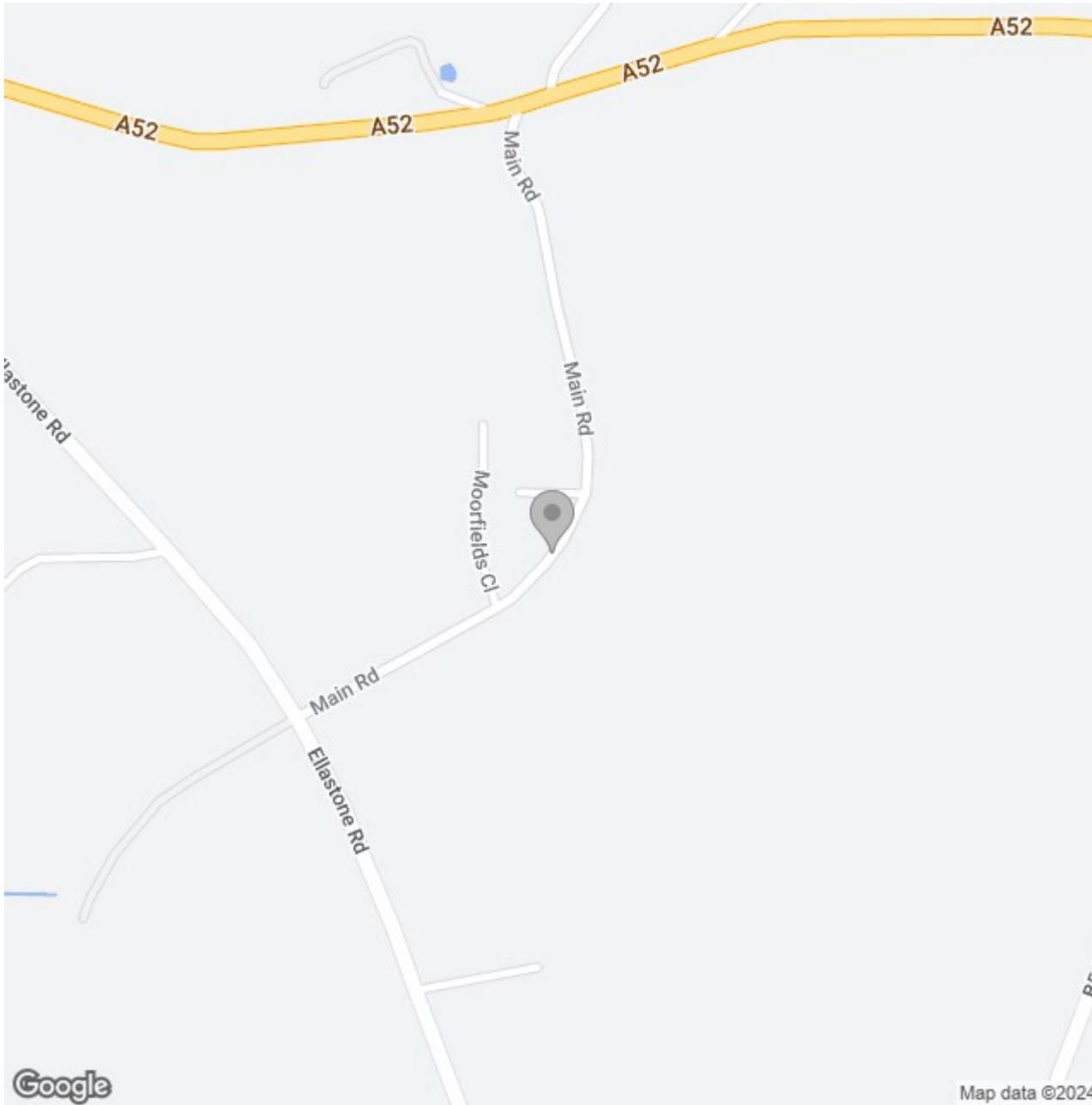
## First Floor

Floor area 39.2 sq.m. (422 sq.ft.) approx



## Second Floor

Floor area 31.1 sq.m. (335 sq.ft.) approx



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>50</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	