







**\*\* Available to purchase with no upward chain \*\***

This exceptional Layton design home, built by David Wilson Homes in 2021 on the sought-after Bentley Fields development, is in pristine, move-in-ready condition. It features a spacious double-width driveway, a detached double garage, and a larger-than-expected plot.

The ground floor includes an inviting entrance hall, a bright lounge with French doors to the patio, and a versatile additional reception room. The kitchen, completely refitted since build completion, now boasts modern appliances and extensive new units. A utility room provides additional garden access.

Upstairs, there are four well-sized bedrooms, including a master with fitted wardrobes and an en suite. The family bathroom features a four-piece suite with both a bath and a separate shower.

The garden has been beautifully relandscaped, now featuring a new patio, timber pergola, decking, and a lawned area. This outdoor space is perfect for entertaining, with the added benefit of gated access and bin store.

Ideally located near open spaces and the town center, the home offers easy access to various amenities, including shops, restaurants, schools, and a train station.



**ABODE**  
SALES & LETTINGS



## Hallway

With staircase rising to the first floor landing, double glazed composite door leading into, Karndean flooring throughout, central heating radiator, timber panelling to feature wall, smoke alarm, built-in double storage cupboard which houses the electrical consumer unit and range of shelving. Internal doors from the hallway lead to:

## Study

With a UPVC double glazed window to the front elevation, central heating radiator. A room which offers a multitude of purposes to the discerning buyer; currently utilised as a playroom, but could equally be used as a home office/study.

## W.C.

With a UPVC double glazed frosted glass window to the side elevation, low level WC, pedestal wash hand basin with mixer tap and tiled splashback.

## Living/Dining Kitchen

Since build completion, the kitchen has been redesigned and refitted; the bespoke fully fitted kitchen/diner has a range of appliances and granite worktops, also including matching base and eye level storage cupboards and drawers with granite drop edge preparation work surfaces and LED downlighting. Integrated appliances includes double ovens/grill, microwave, five ring induction hob with built-in extractor, double Belfast ceramic sinks with mixer tap, dishwasher, wine cooler, larder cupboards and in housing is the central heating gas boiler, central heating radiator, TV aerial point, carbon monoxide detector, Karndean flooring throughout. The family space features a UPVC glazed bay window to the front elevation. To the rear is a UPVC double glazed box bay with French doors and adjoining windows enjoying views over the landscaped rear garden. Internal door leads to:



## Utility Room

With a frosted double glazed composite door leading to the rear, can inform throughout, matching base and eye level storage cupboards, granite drop edge preparation work surfaces with plumbing space for undercounter freestanding white goods, central heating radiator and extractor fan.

## Lounge

Featuring triple aspect views to both side elevations and rear. To the rear side are 2x UPVC double glazed units and a set of UPVC double glazed French doors with adjoining windows leading to the landscaped patio. The room consists of TV aerial points and two central heating radiators.











### Landing

With access to loft space via loft hatch, smoke alarm, central heating radiator, airing cupboard which houses the pressurised hot water system with eye level shelving, internal doors lead to:

### Bedroom One

With dual aspect windows to both side elevations with 2x UPVC double glazed units, a range of built-in wardrobes comprising of hanging rails and shelving, central heating radiator, panelling to feature wall, thermostat and internal door leading to:

### En-suite

With a UPVC double glazed frosted glass window to the rear elevation, featuring a three-piece shower room suite comprising of low level WC, pedestal wash hand basin with mixer tap, double walk in shower cubicle with sliding glass screen and complementary tiling to wall coverings, chrome heated towel radiator, extractor fan and shaving point.

### Bedroom Two

With dual aspect views to both front and side elevations with 2x UPVC double glazed units, panelling to feature wall, central heating radiator and a useful over stairs storage cupboard with shelving.

### Bedroom Three

With a UPVC double glazed window to the front elevation, central heating radiator, a range of built-in fitted wardrobes comprising of hanging rails and shelving.

### Bedroom Four

With a UPVC double glazed window to the rear elevation, panelling to feature wall and central heating radiator.

### Family Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a four piece family bathroom suite comprising of low level WC, bath unit with mixer tap, pedestal wash hand basin with mixer tap, shower cubicle with complementary tiling to wall coverings, chrome heated radiator and extractor fan.

### Estate Charges

We understand estate charges are around £150.00 per annum, but buyers are urged to seek legal clarity from their legal advisor as to the current amount.



















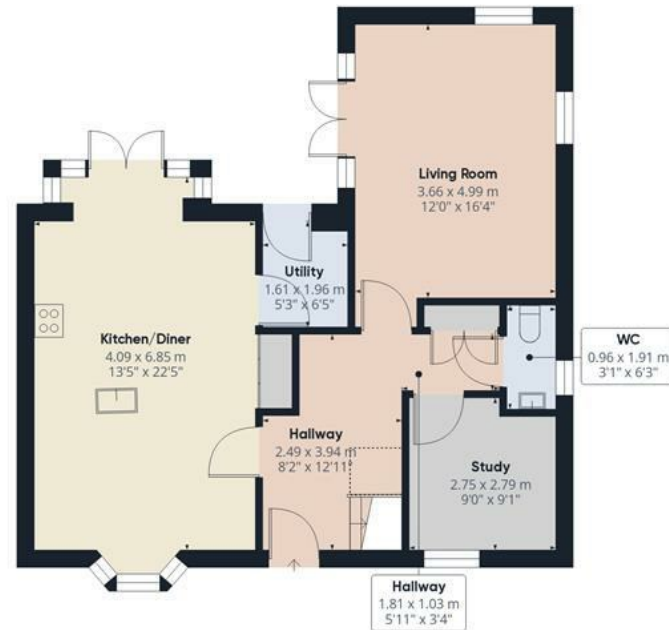












Floor 0

**Approximate total area<sup>(1)</sup>**

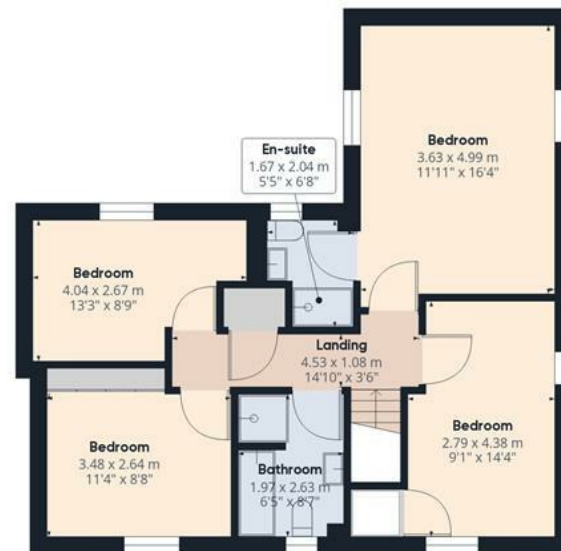
136.48 m<sup>2</sup>

1469.06 ft<sup>2</sup>

**Reduced headroom**

0.75 m<sup>2</sup>

8.07 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

**Reduced headroom**

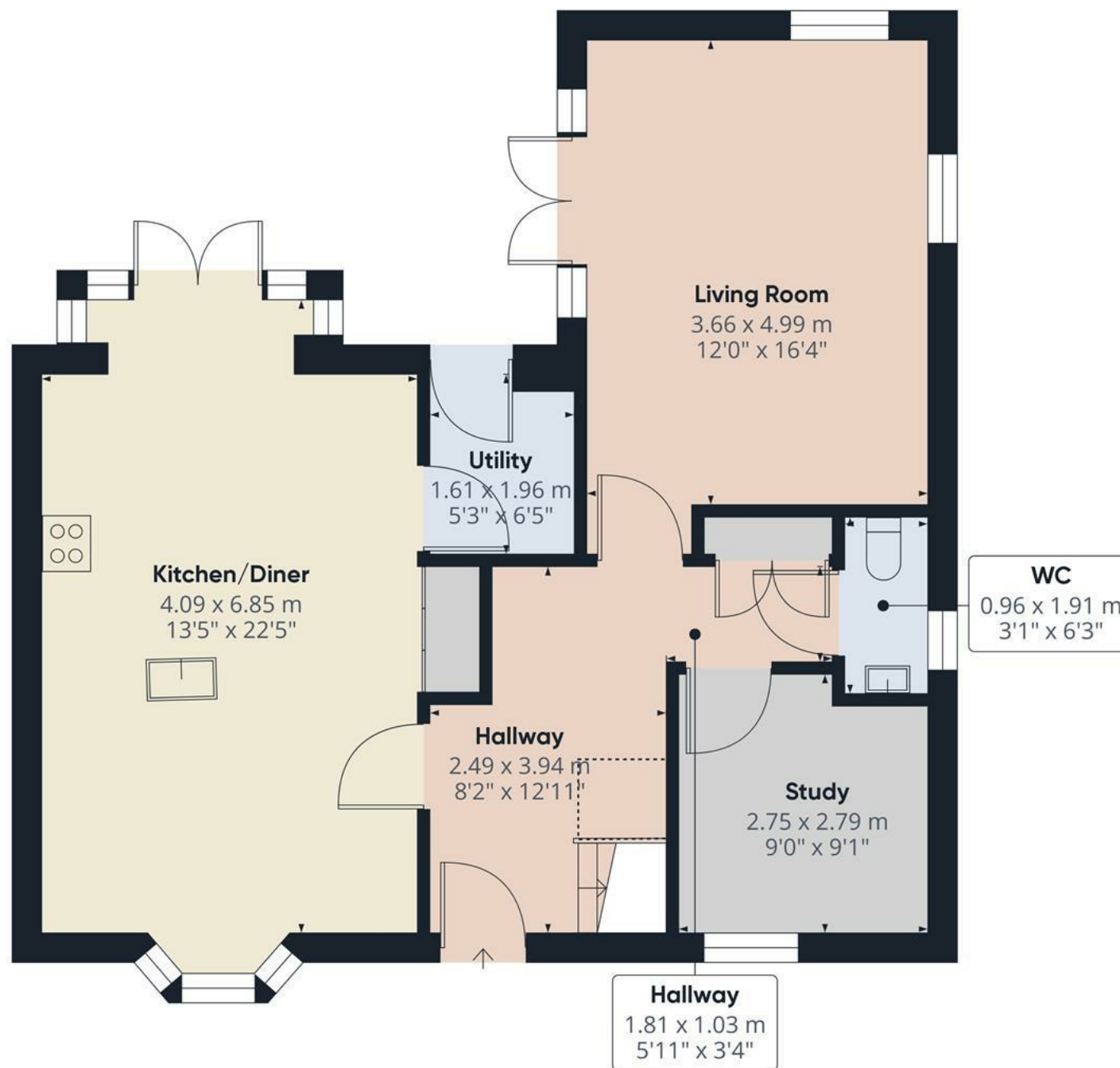
..... Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Floor 0

**Approximate total area<sup>m</sup>**

71.49 m<sup>2</sup>

769.51 ft<sup>2</sup>

**Reduced headroom**

0.75 m<sup>2</sup>

8.07 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

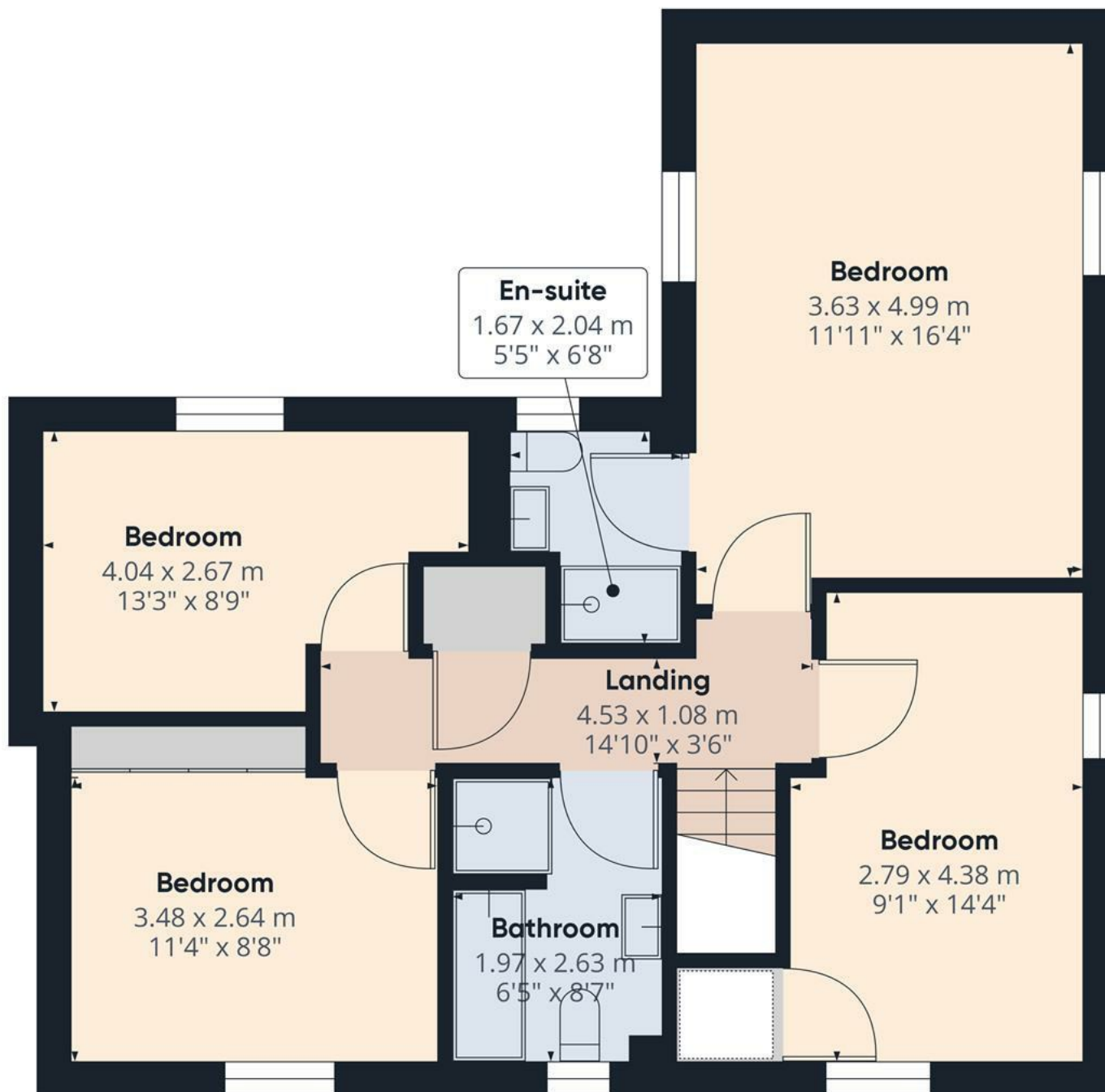
Below 1.5 m/5 ft

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

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**





Floor 1

Approximate total area<sup>(1)</sup>

64.99 m<sup>2</sup>

699.55 ft<sup>2</sup>

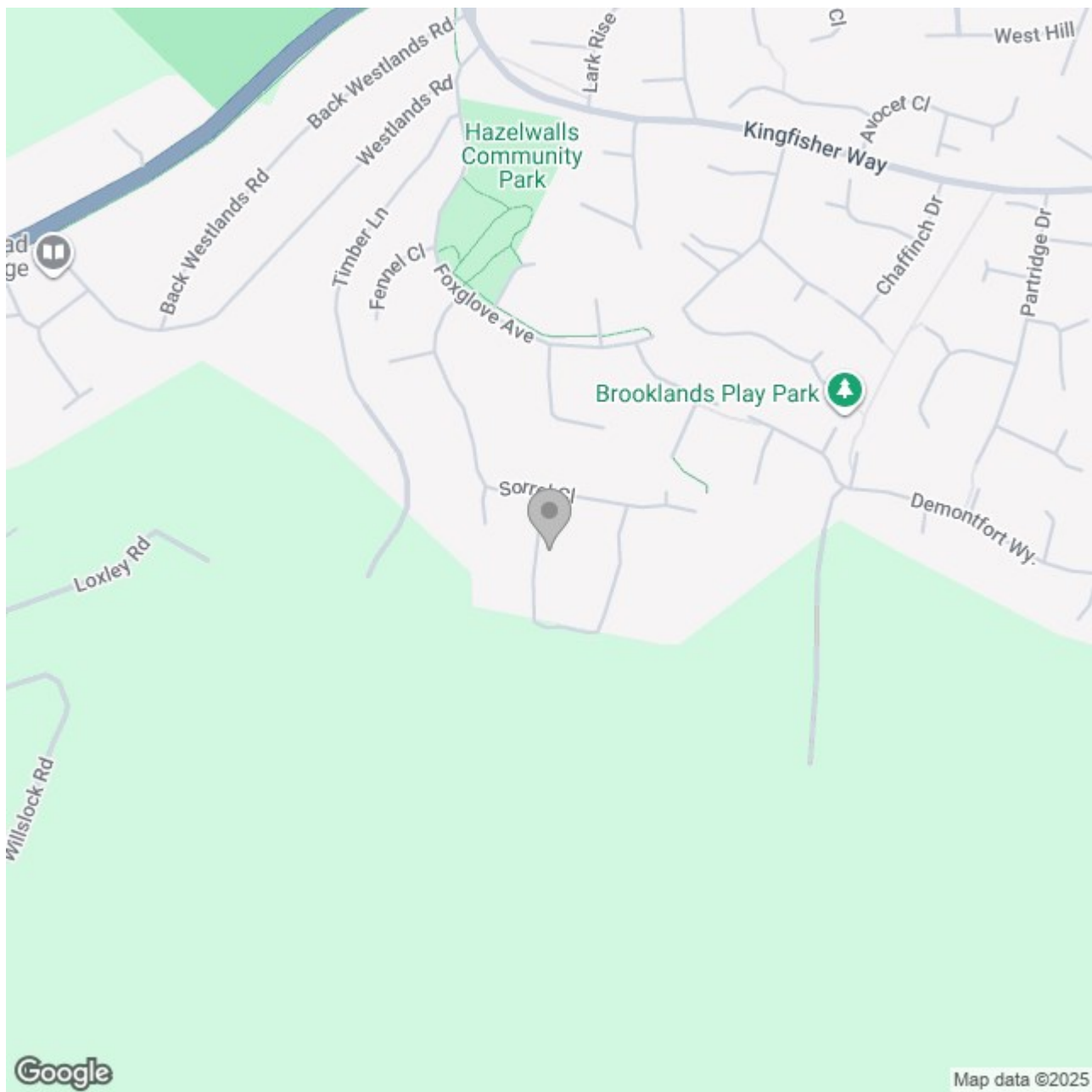
(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(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 