







**\*\* FOUR BEDROOM FAMILY HOME \*\* NO CHAIN \*\* OUTBUILDINGS TO REAR \*\* CORNER PLOT \*\* EXTENDED TO PROVIDE LARGE ACCOMMODATION TO BOTH FLOORS \*\***

The property features a welcoming hallway with tiled flooring and built-in storage. The dining room boasts a UPVC double glazed bay window, feature fireplace, and panelled flooring. The breakfast kitchen is equipped with modern appliances, ample storage, and leads to a WC. The lounge has a box bay window, French doors, and a cast-iron log burning fireplace. Upstairs includes a dual-aspect bedrooms, a five-piece family bathroom, and two additional bedrooms with built-in storage. The rear garden offers a decked patio, lawn, mature shrubs for privacy, and outbuildings suitable for hobbies and storage.

Viewing by appointment only.





### Hallway

With UPVC double glazed front entry door leading into, tiled flooring throughout, staircase rising to the first floor landing, central heating radiator, built-in storage cupboard, internal door lead to:

### Dining Room

With a UPVC double glazed bay window to the front elevation with four double glazed units, panelled flooring throughout, the focal point of the room is the feature fireplace with a timber Adam style surround and tiled hearth, TV aerial point, two central heating radiators, telephone point, dimmer switch lighting, internal door leading to:

### Breakfast Kitchen

With a UPVC double glazed window to the rear elevation, UPVC double glazed frosted door leading to the rear garden, tiled flooring throughout, the kitchen features a range of matching base and eyelevel storage cupboards and drawers. A range of appliances includes a four ring hob with stainless steel extractor hood, oven/grill, microwave, one and a half composite sink and drainer with mixer tap, dishwasher, included is the freestanding American fridge freezer, spot lighting to ceiling, useful under stairs storage cupboard which houses the consumer unit and electric meter, internal door leads to:

### W.C.

With a UPVC double glazed frosted glass window to the rear elevation, tiled flooring throughout, central heating radiator, low level WC, extractor fan, wash hand basin with mixer tap and tiled splashback, storage cupboard housing the central heating gas boiler.



### Lounge

With a UPVC double glazed box bay window to the front elevation, UPVC double glazed French doors to rear with adjoining PVC double glazed units, panelled flooring throughout, the focal point of the room features the cast-iron log burning fireplace with tiled hearth and backing.

The main heating source for the property is LPG fed via a conventional gas boiler. There is a back boiler inserted to the multi fuel fireplace which will override the LPG system should it be lit.











### Landing

With access into loft space via loft hatch with pulldown ladders, smoke alarm, internal panel door entries lead to:

### Bedroom One

Featuring dual aspect views to both front and side elevations with 2x UPVC double glazed units, carbon monoxide detector and central heating radiator.

### Bedroom Two

With a UPVC glazed window to the front elevation, central heating radiator, telephone point, built-in over stairs storage cupboard with eyelevel shelving, hanging rail and TV aerial point.

### Bedroom Three

With a UPVC double glazed window to the rear elevation, central heating radiator, built-in double wardrobe with mirrored fronts comprising of hanging rails and shelving.

### Bedroom Four

Featuring dual aspect views to both rear and side elevations with 2x UPVC double glazed units and central heating radiator.

### Bathroom

With a UPVC double glazed frosted glass window to the rear elevation, featuring a five piece family bathroom suite comprising of low level WC, bidet, freestanding bath unit with mixer tap, pedestal wash hand basin with mixer tap, double shower cubicle, spotlighting to ceiling, shaving point, chrome heated towel radiator and extractor fan.

### Outside

Leading off the rear of the property is a decked patio area ideal for entertaining with a timber cover housing the entrance to the LPG tank. Gated entry leads to a gravel side access with brick pillars and timber fencing. The garden is mainly laid to lawn throughout with soil borders housing of variety of mature shrubs which maintain a good degree of privacy to the plot. Located at the rear are timber framed outbuildings, one of which has a timber decked panelled floor and window to rear; ideal for outdoor activities and hobbies.

A further outbuilding to the rear which has lighting and workbench, perfect for a workshop or storage space.













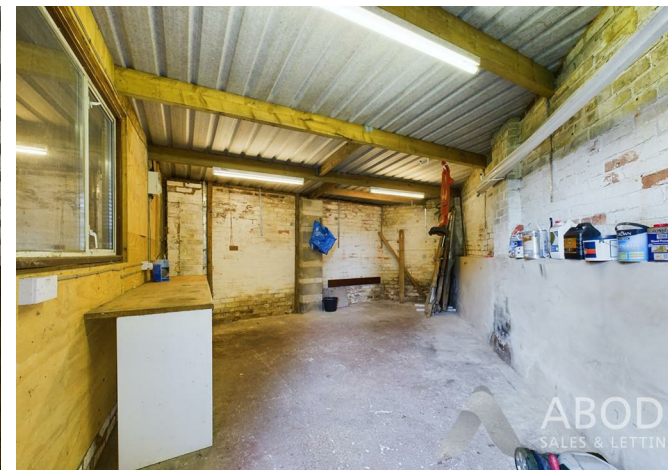


ABODE  
SALES & LETTINGS

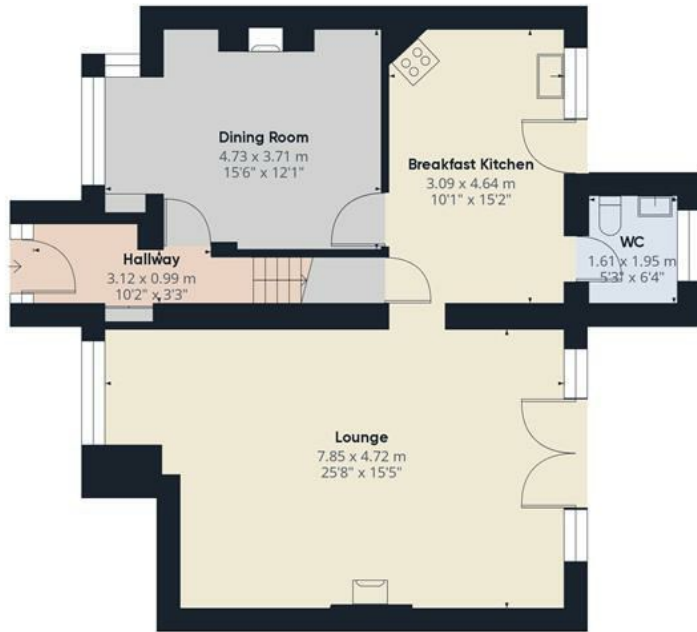








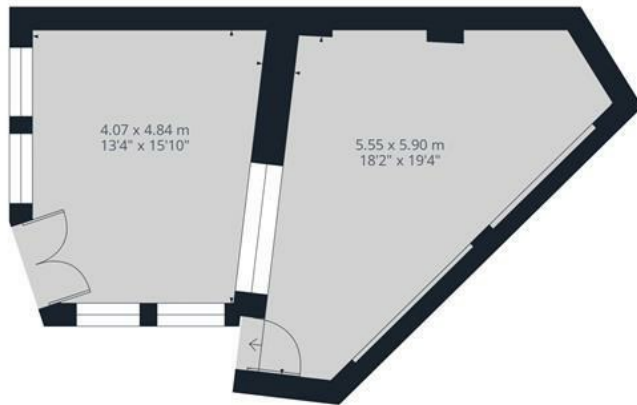




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area<sup>®</sup>

167.58 m<sup>2</sup>

1803.82 ft<sup>2</sup>

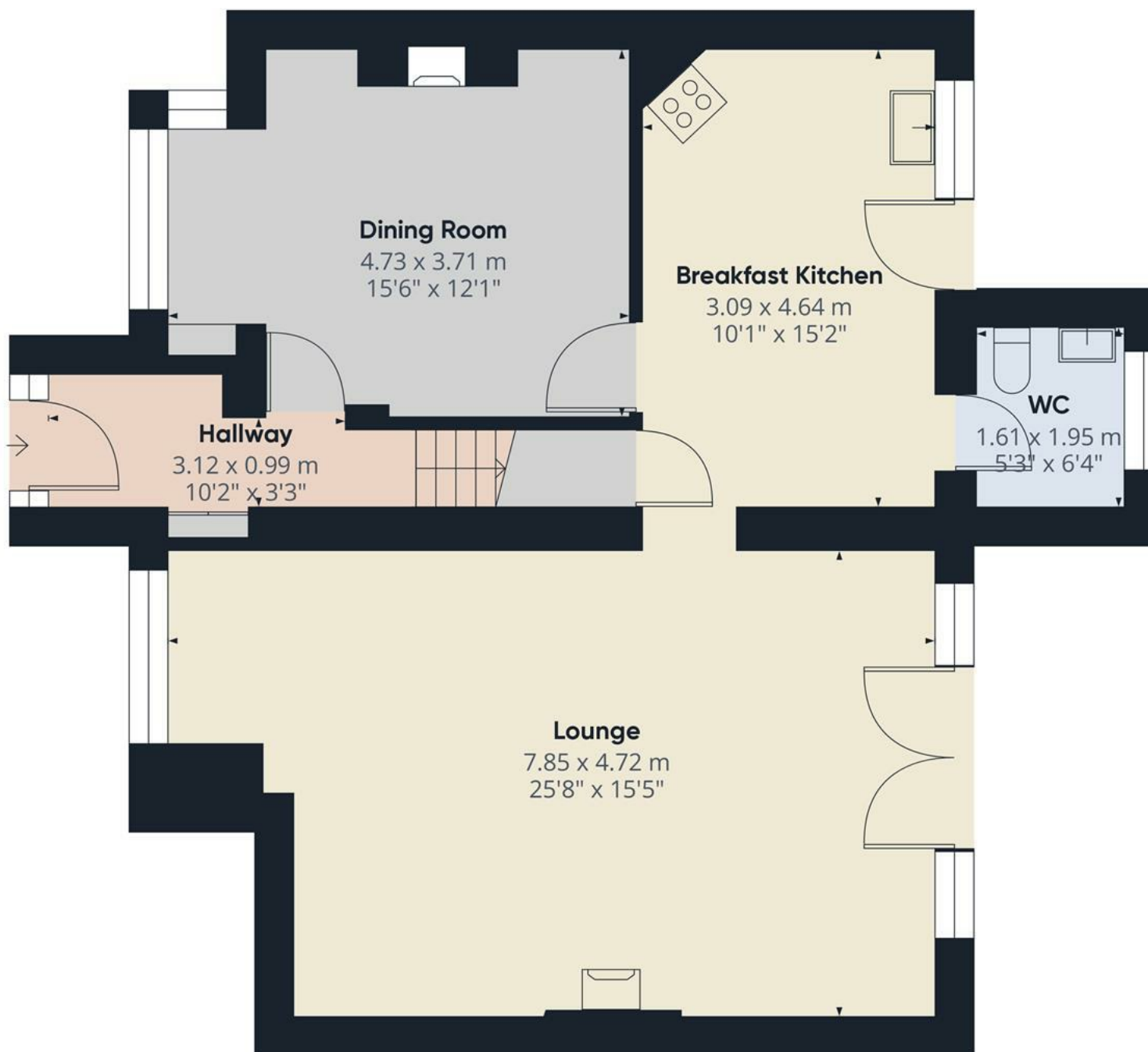
(1) Excluding balconies and terraces

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.

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

75.1 m<sup>2</sup>

808.37 ft<sup>2</sup>

(1) Excluding balconies and terraces

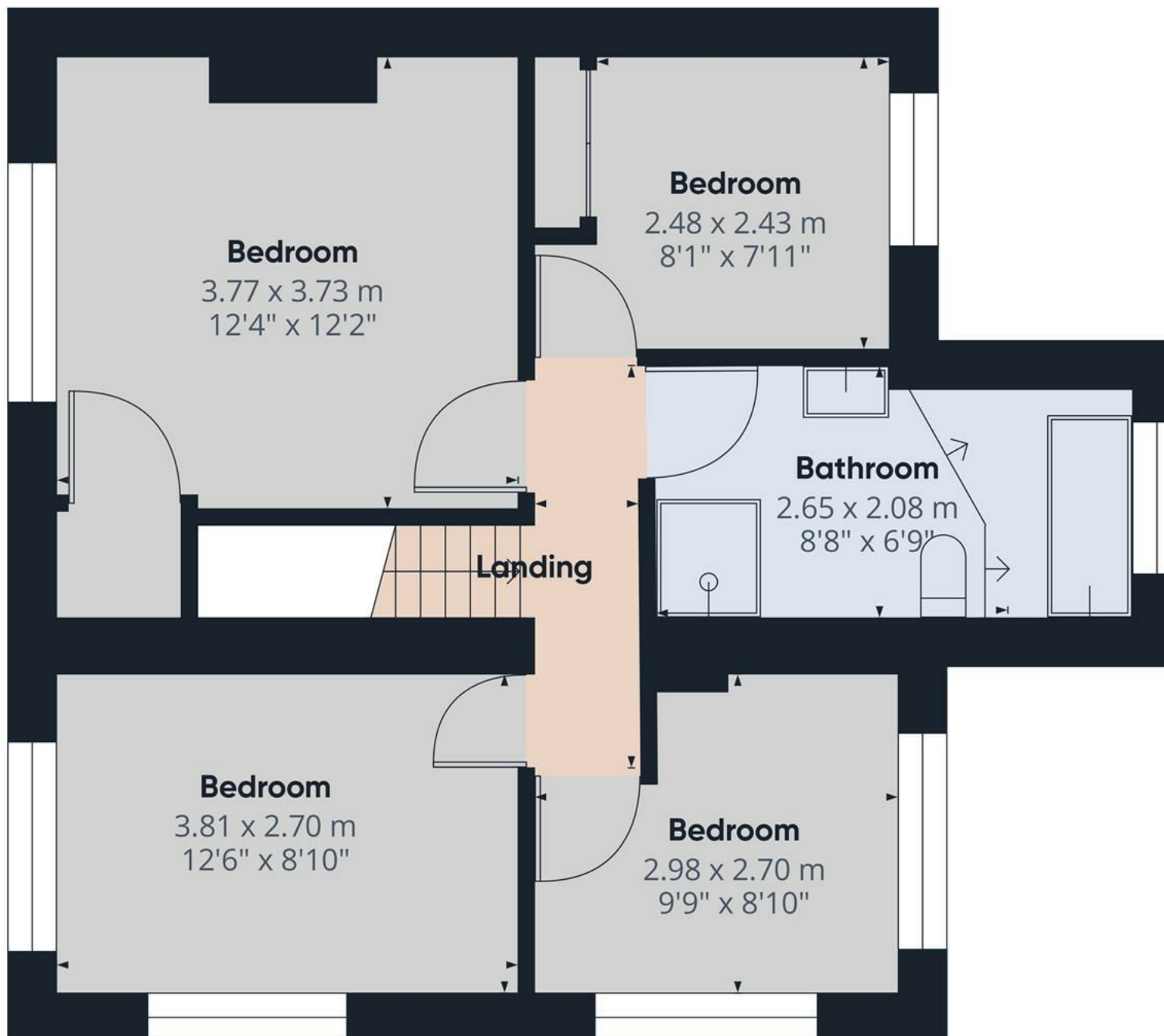
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**Floor 0** Building 1





Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
50.37 m<sup>2</sup>  
542.18 ft<sup>2</sup>

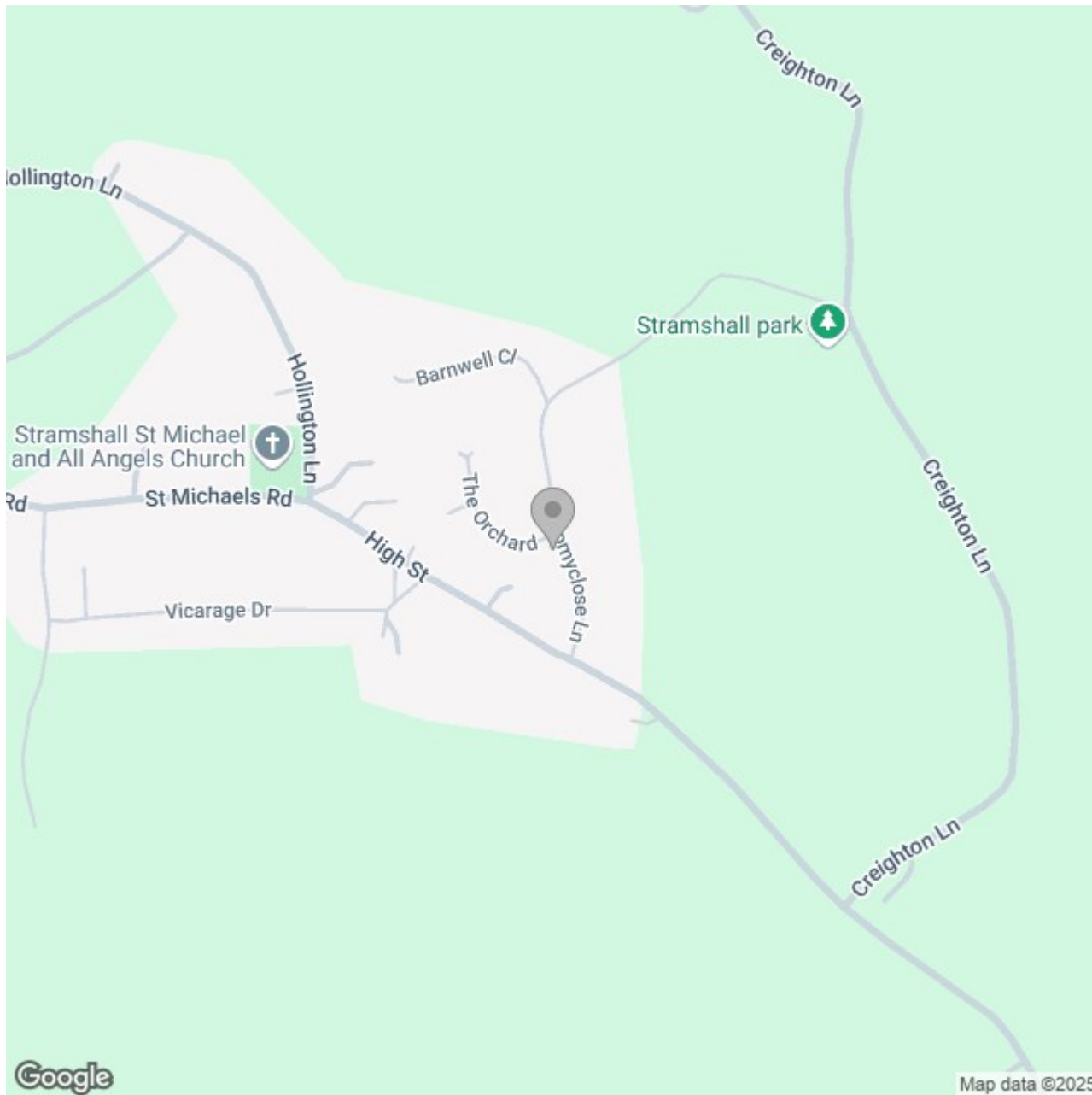
(1) Excluding balconies and terraces

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## 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>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>45</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 