







\*\*\*\* OPEN PLAN LIVING, DINING  
KITCHEN WITH UTILITY ROOM \*\*\*\* TWO  
EN SUITES \*\*\*\*

The property offers a hall, guest  
cloakroom, lounge, living, dining  
kitchen with a utility room. Four, first  
floor bedrooms, two en suite shower  
rooms and a family bathroom. Drive,  
garage and a garden. VIEWING  
THROUGH ABODE 01283 845888.



**ABODE**  
SALES & LETTINGS















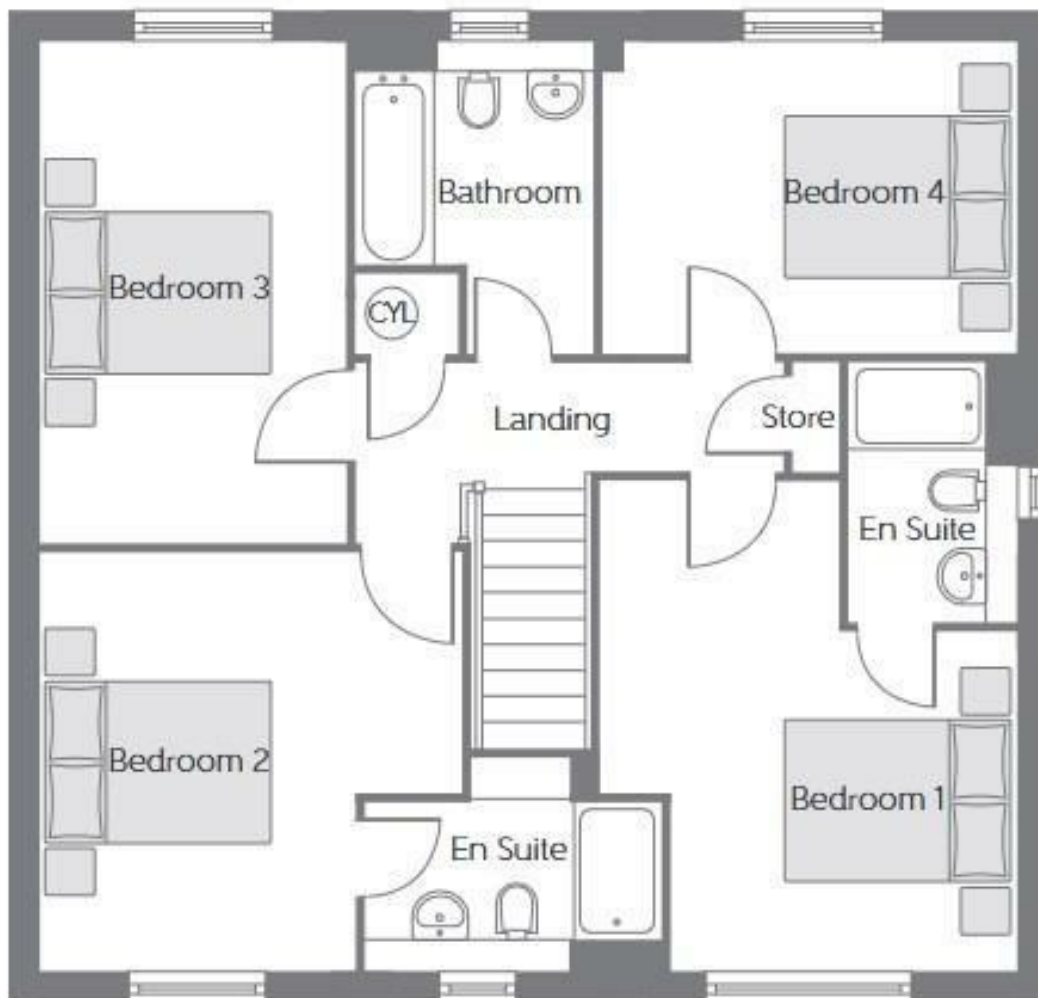






### Ground Floor

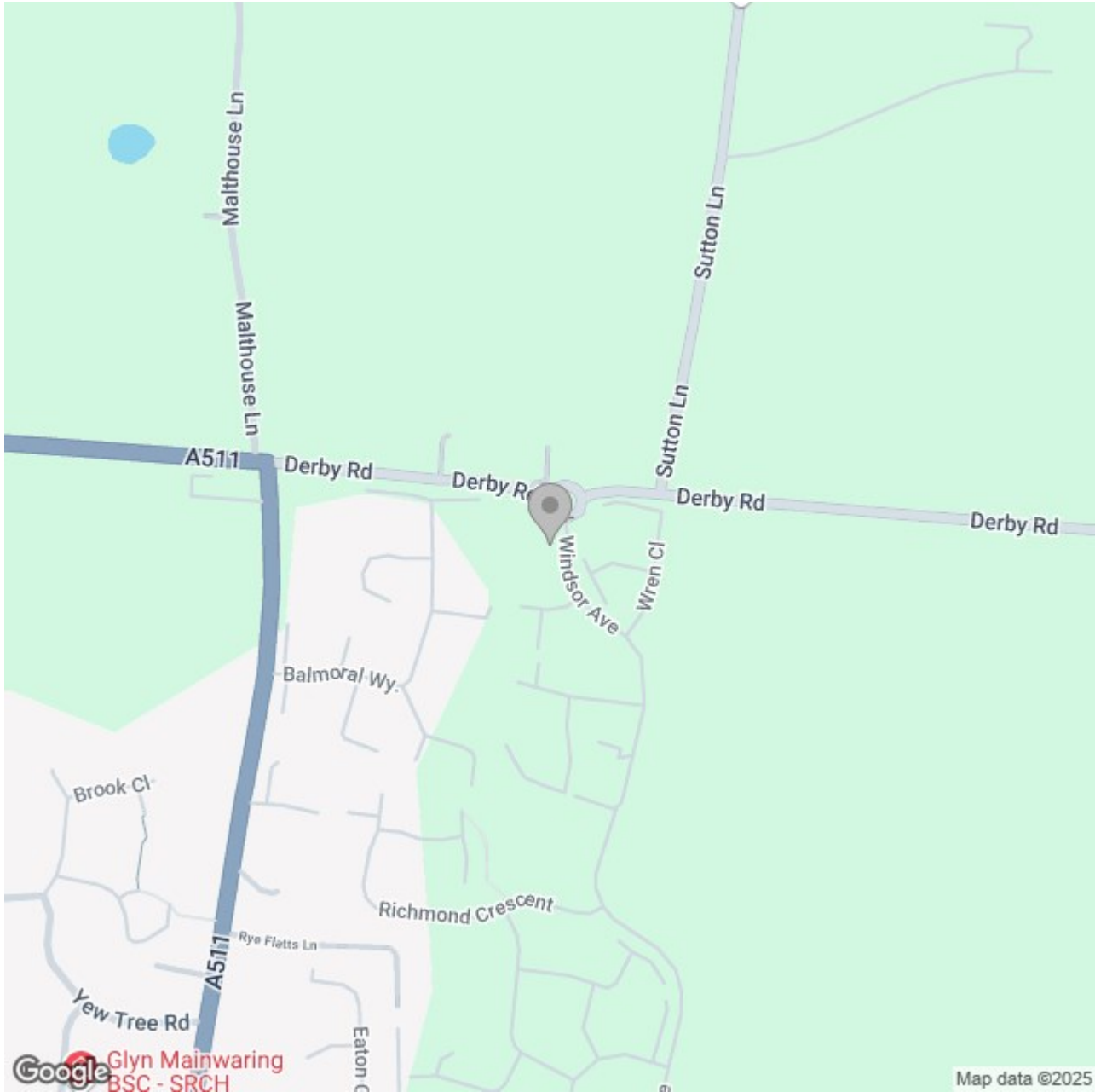
Kitchen	3.225m x 2.850m	10'7" x 9'4"
Breakfast Area	2.700m x 2.250m	8'10" x 7'5"
Family Area	3.315m x 3.223m	10'11" x 10'7"
Living Room	4.740m x 3.586m	15'7" x 11'9"
Dining Room	3.020m x 2.672m	9'11" x 8'9"



### First Floor

Bedroom 1	4.261m x 3.648m (max)	14'0" x 12'0" (max)
Bedroom 2	3.695m x 3.646m	12'1" x 12'0"
Bedroom 3	4.381m x 2.661m	14'5" x 8'9"
Bedroom 4	3.653m x 2.718m	12'0" x 8'11"





### 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC