





Presenting this extended semi-detached home, set in a tranquil rural location, offering breathtaking views over the surrounding countryside. The property benefits from three generous bedrooms, enjoying magnificent far-reaching views. It also features a long driveway and a large garden that adjoins farmland, making it the perfect spot for anyone seeking peaceful country living.

The home features oil fired central heating, double glazing, and ample outdoor space with large gardens that lead directly to farmland, giving you uninterrupted views of the rolling countryside.

The ground floor comprises an entrance hall, a cozy living room, and a modern and extended fitted kitchen with dining and living space. Additionally, there's an integral garage and a convenient ground-floor WC.

Upstairs, you'll find three generously-sized bedrooms, all offering beautiful views across the rural landscape. There's also a modern family bathroom with a white suite and shower. A store room also offers an option for a small study



Perfect for those seeking both tranquillity and space, this home is ready for a new owner to enjoy immediately.


ABODE
SALES & LETTINGS

Hallway

With a composite double glazed front door leading into, timber panelled flooring throughout, staircase rising to the first floor landing, thermostat, smoke alarm and internal glass panel door leading to:

Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, the focal point of the room being the cast iron log burning fireplace, with a timber oak mantle and exposed brick backing and hearth, TV aerial point, dimmer switch lighting and internal glass panel door leading to:

Extended Living/Dining Kitchen

Featuring a UPVC double glazed window to the rear elevation, timber panelled floor throughout, the kitchen features a range of matching base and eye level storage cupboards and drawers with granite effect drop edge preparation work surfaces and complementary tiling surrounding. A range of integrated appliances include a four ring electric hob, stainless steel extractor hood, oven, grill, dishwasher, one and a half stainless steel sink and drainer with mixer tap, fridge, with the focal point of the room being the cast-iron log burning fireplace with timber mantle and exposed brick backing and hearth, to the rear is an extended dining area having a UPVC double glazed window to the side elevation, UPVC double glazed Velux window to ceiling, a set of UPVC double glazed French doors leading to the rear patio, timber panel floor throughout and central heating radiator with spotlighting to ceiling.

Landing

With access into loft space via loft space, smoke alarm, internal doors leading to:



Office/Study

With a UPVC double glazed window to the side elevation and telephone point.

Bedroom One

With a UPVC double glazed window to the front elevation, central heating radiator, useful over stairs storage space, a range of built-in fitted wardrobes with overhead storage compartments and comprising of mirrored fronts, sliding doors and hanging rails.







Bedroom Two

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

Bedroom Three

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

Bathroom

With a UPVC double glazed window to the rear elevation, featuring a four piece family bathroom suite comprising of low-level WC, bath unit with mixer tap, floating wash hand basin with waterfall mixer tap, double shower cubicle with waterfall showerhead and complementary tiling to wall coverings, spotlighting to ceiling, chrome heated towel radiator and extractor fan.

Garage

With an electric up and over door to the front elevation, electrical consumer unit (majority of which has been rewired), oil fired central heating boiler, rear door entry lead to the garden, plumbing for freestanding white goods and appliances, smoke alarm, internal door leading to:

W.C.

With a low-level WC with continental flush, wash hand basin with mixer tap and tiled splashback, chrome heated towel radiator, spotlighting to ceiling and extractor fan.











Floor 0

Approximate total area⁽¹⁾

104.86 m²

1128.71 ft²

Reduced headroom

0.35 m²

3.75 ft²



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	