ABODE

**** HIGH SPECIFICATION RE-FITTED KITCHEN **** THREE BEDROOM WITH DRESSING ROOM **** Modern semi detached property close to the local amenities and in brief offers an entrance hall, guest cloakroom, lounge diner with doors onto the garden, re-fitted breakfast kitchen. Two bedrooms, dressing room and family bathroom on the first floor, master bedroom, walk-in wardrobe and ensuite shower room to the second floor. Enclosed rear garden, ample parking and a single garage.

HALL
Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM
Low flush wc, wash hand basin, radiator and upwc double glazed window.

LOUNGE
Radiator, half panelled walls, upvc double glazed window and doors onto the garden.

KITCHEN
Fitted wall mounted, base and drawer units with Quartz work surfaces and a sink and drainer unit, Appliance spaces, breakfast bar, radiator and upvc double glazed window to the front.

FIRST FLOOR LANDING
Stairs to the second floor, radiator and doors to -

BEDROOM
Wardobes, upvc double glazed window to the rear and radiator.

BEDROOM
Wardobes, upvc double glazed window to the rear and radiator.

DRESSING ROOM
Upvc double glazed window and radiator.

BATHROOM
Panel enclosed bath with a shower and shower screen, low flush wc, wash hand basin, radiator and upvc double glazed window.

SECOND FLOOR

MASTER BEDROOM
Upvc double glazed window, radiator and walk-in wardrobe.

EN SUITE
Shower, low flush wc, wash hand basin, radiator and sky light window.

OUTSIDE
Front parking and turning area, side drive leading to the single garage with up and over door. Side gate into the enclosed rear garden offering a paved and covered seating areas, steps to a lawn and summer house.

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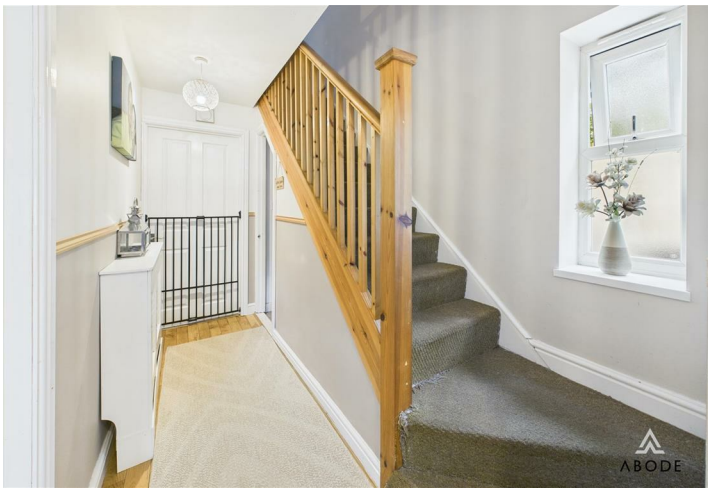
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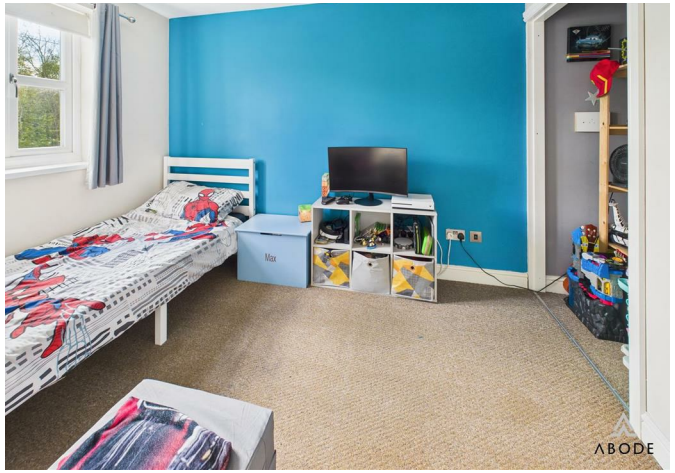
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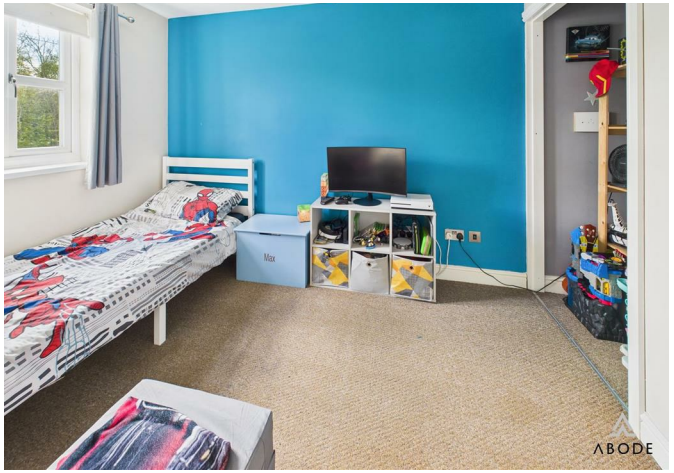
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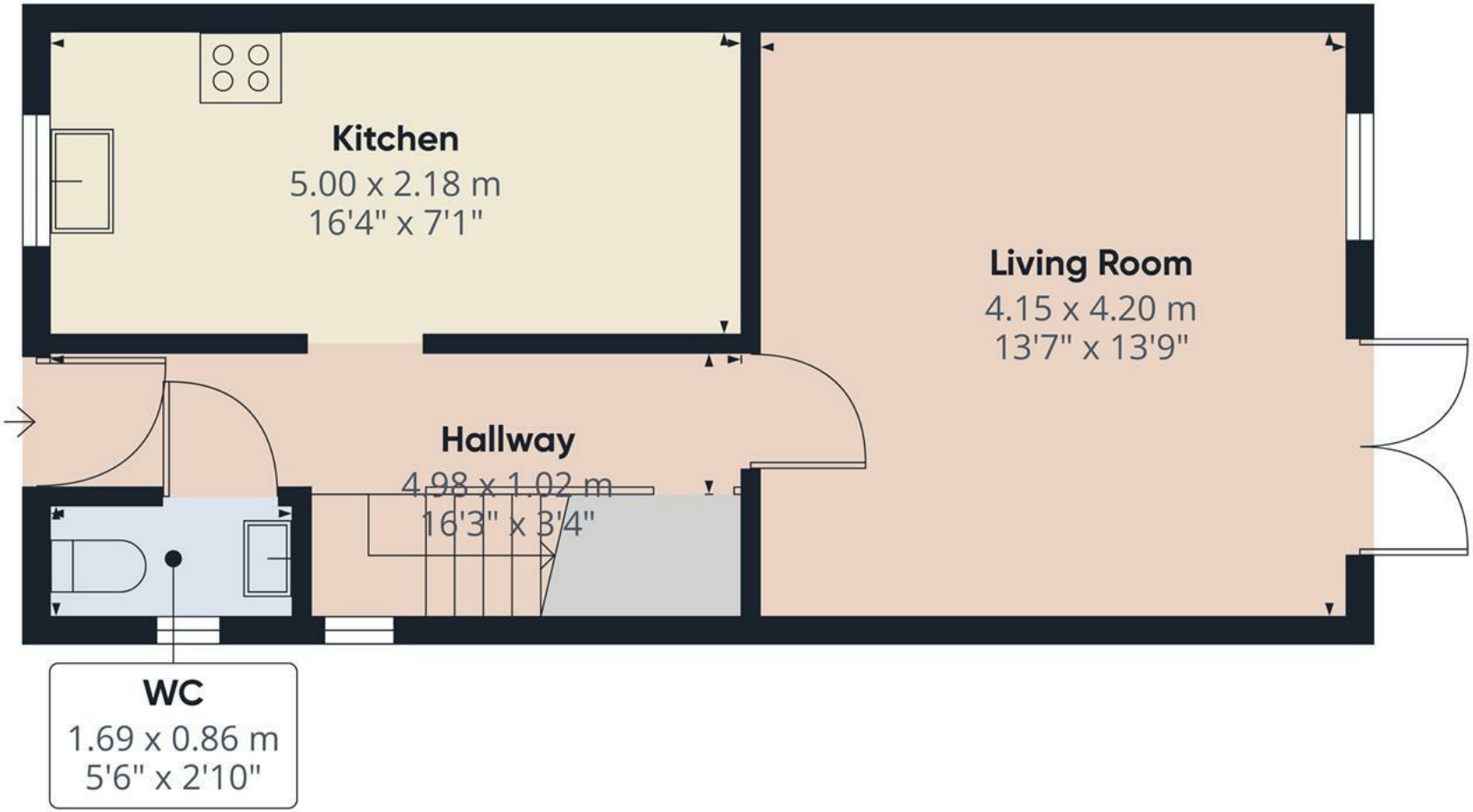

Floor 0

Approximate total area(1)

38 m²

409.03 ft²

(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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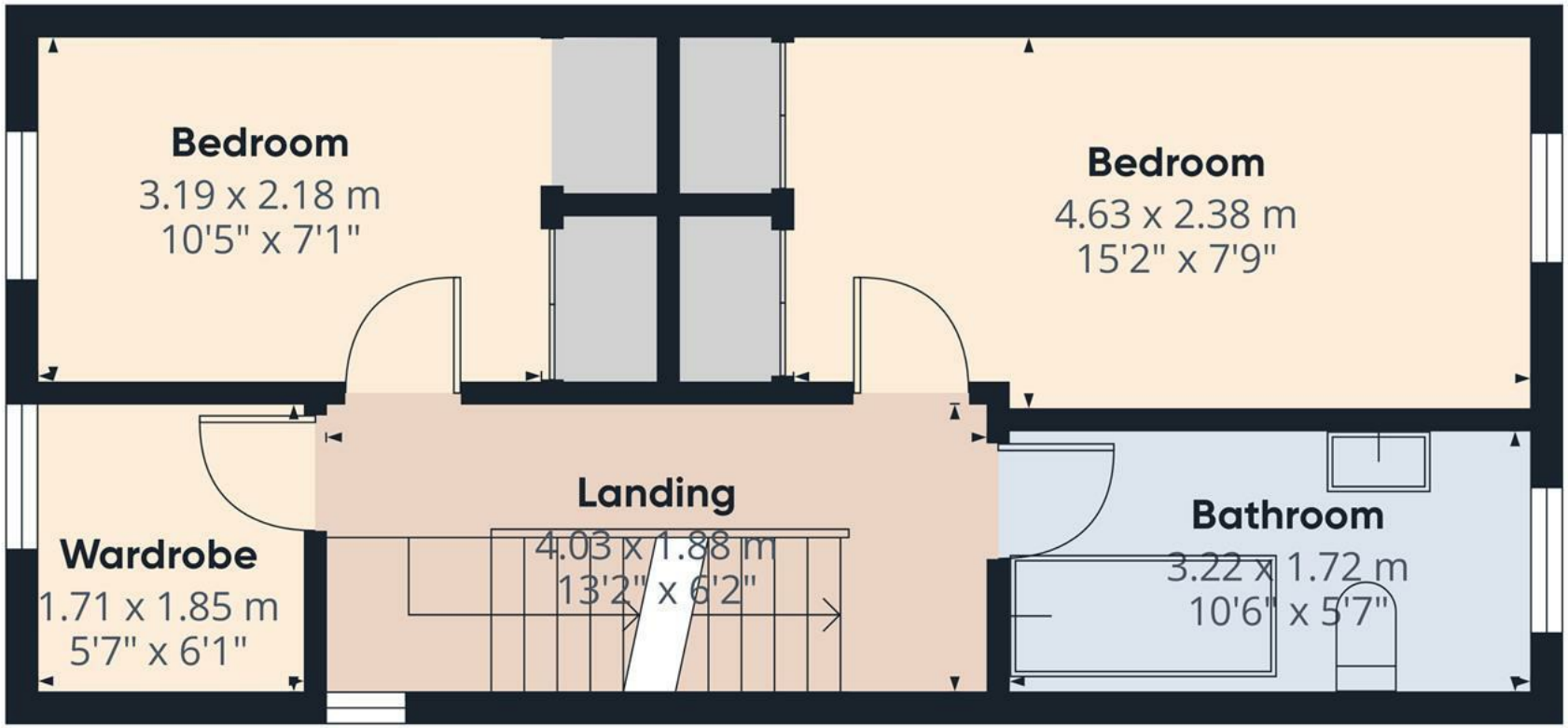

Floor 1

Approximate total area(1)

34.36 m²

369.85 ft²

(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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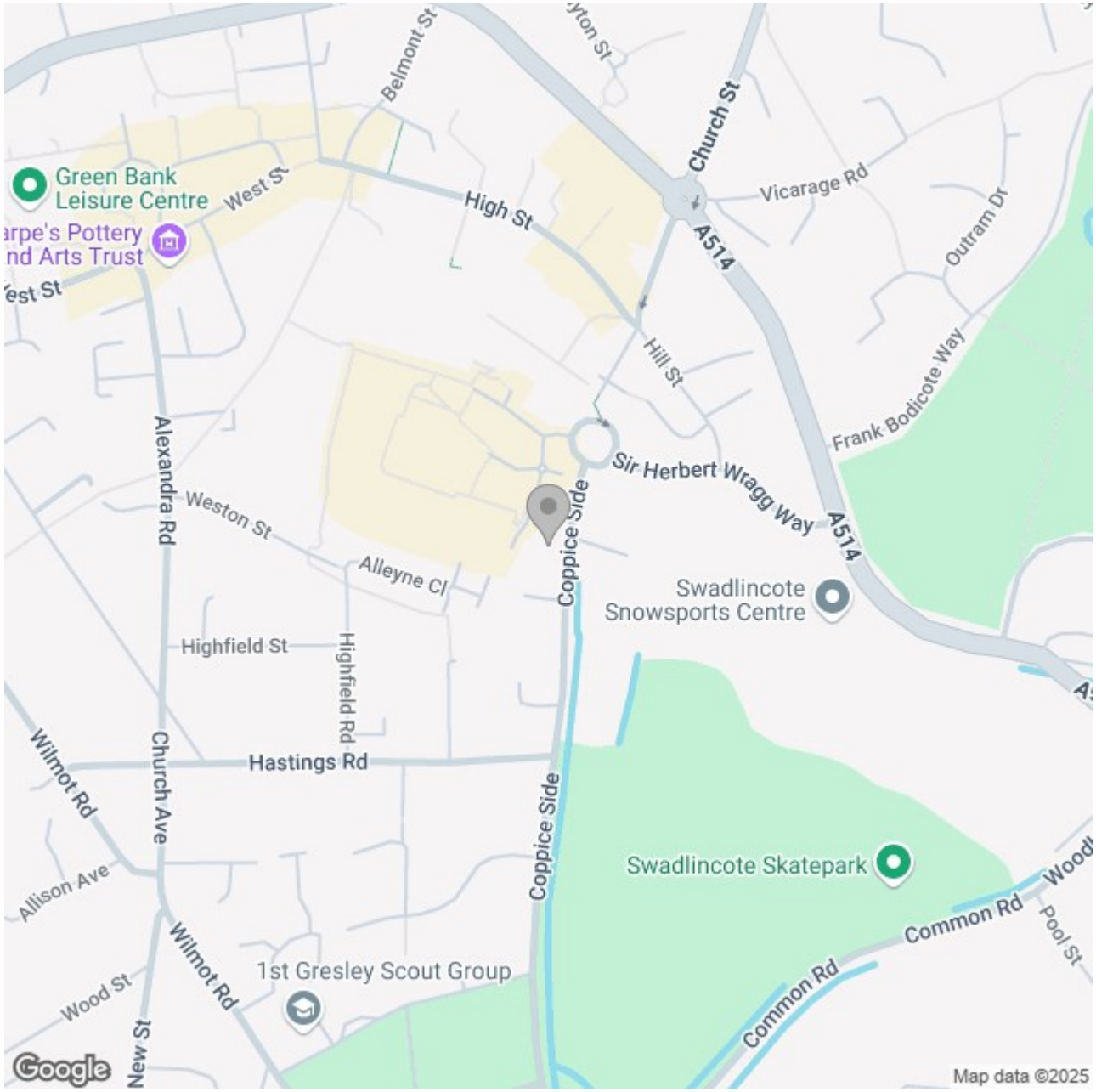

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC