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ABODE
SALES & LETTINGS



***** DOUBLE GARAGE *****A
 beautifully appointed three bedroom
 home situated on a spacious plot with
 vehicular access to the rear. The
 property benefits from having a double
 detached garage with electric roller
 door, two reception rooms and three
 well proportioned bedrooms.
 Utility/cloakroom, family bathroom,
 gardens.



ENTRANCE HALL

With central heating radiator, stairs rising to the first floor and doors leading off to:

DINING ROOM

With central heating radiator, double glazed UPVC window to the front elevation and an opening leading through to:

LIVING ROOM

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

WC CLOAKS / UTILITY ROOM

With a low level WC, half panelling to wall space for washing machine, roll top preparation work-surface with a single bowl stainless steel sink with mixer tap and tiled splashback and a double glazed UPVC window to the side elevation with opaque glass.

KITCHEN

With a selection of matching wall and base units, having a selection of drawers integrated oven with four ring hob splash-back with over hob extractor, single bowl sink with mixer tap and drainer, space for dishwasher, central heating radiator, double glazed windows to the rear elevation and a double glazed UPVC door with opaque glass leading through to the garden room.

GARDEN ROOM

With windows to the rear elevation and a hardwood door leading out onto the patio.

FIRST FLOOR LANDING

With a double glazed UPVC window to the front elevation, loft hatch with pulldown ladder, doors leading off to:



BEDROOM TWO

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

MASTER BEDROOM

With a selection of built-in wardrobes, central heating radiator and a double glazed UPVC window to the rear elevation.

BEDROOM THREE

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







FAMILY BATHROOM

With a three-piece suite comprising low-level WC, wash hand basin with vanity unit below and mixer tap, bath with mixer tap over and handset, heated ladder towel rail, tiled flooring and tiled walls and a double glazed UPVC windows to the side elevation with opaque glass.

OUTSIDE

The outside of the property to the front elevation has a fore garden enclosed via a brick wall with a wrought iron pedestrian gate. From the front of the property a side passageway leads to the rear garden, with vehicular access at the end of the row. The rear elevation has a large block paved driveway that leads to the double garage. Beyond the double garage is a large laid to lawn garden that's accessed via a paved pathway.

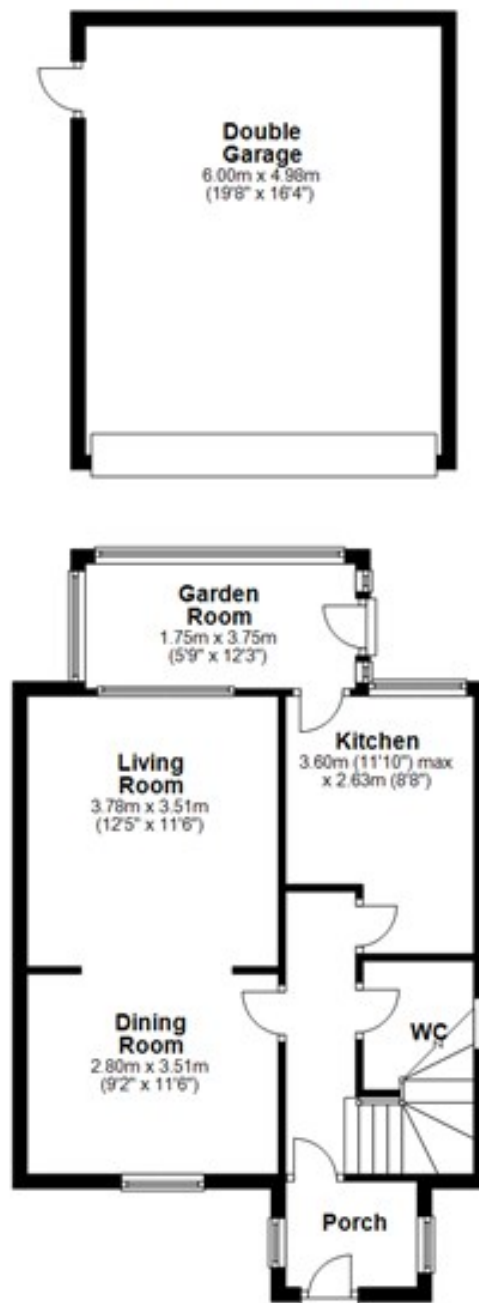






Ground Floor

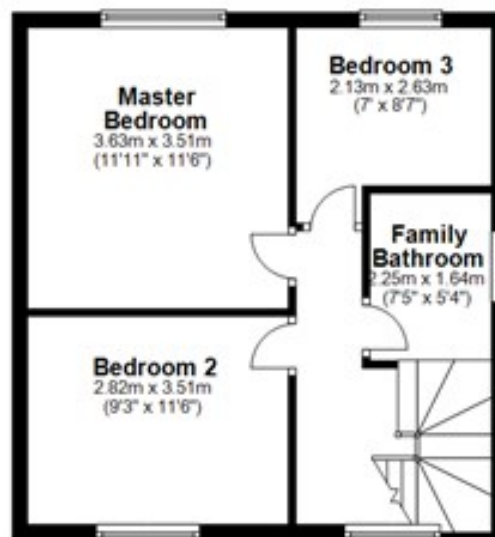
Approx. 81.4 sq. metres (876.1 sq. feet)

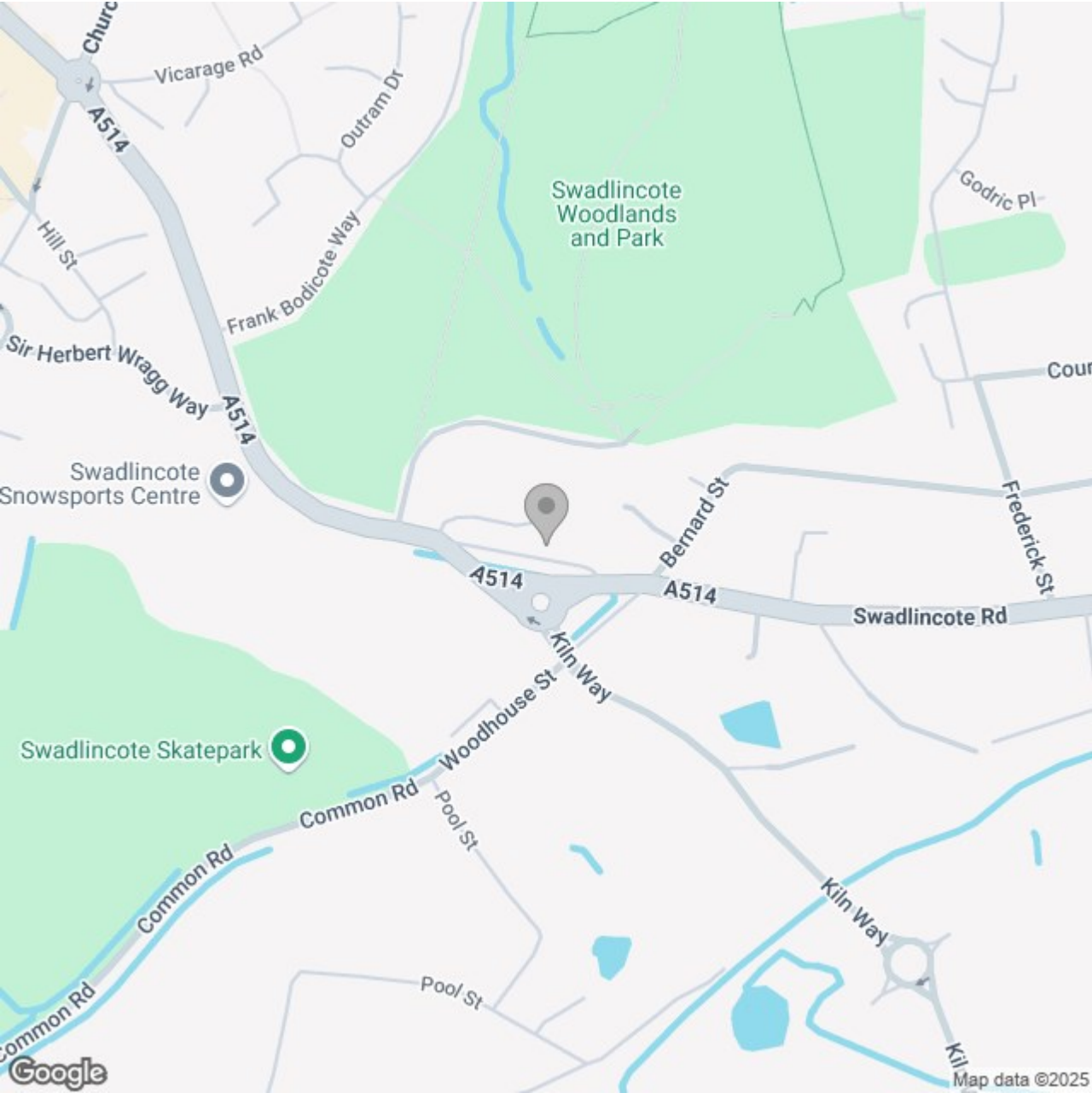


Please use as a guide to layout only. They are not intended to be to scale. Property of Abode Anderson-Dixon, Burton-Ulloa-Ketter-Ashbourne
Plan produced using PlanUp.

First Floor

Approx. 41.2 sq. metres (443.6 sq. feet)





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