





Offered with no onward chain, this well-presented three-bedroom detached home enjoys a quiet position with open field views, a large driveway offering ample off-road parking, and recently upgraded UPVC double glazing and gas central heating throughout.

The ground floor features a welcoming entrance hall, a cloakroom/WC, a spacious lounge with feature fireplace, and an open-plan kitchen/diner with integrated appliances, breakfast bar, and French doors leading to the rear garden. A separate utility room and internal access to the garage provide added practicality.

Upstairs offers three well-proportioned bedrooms, including a principal bedroom with fitted wardrobes and en suite, alongside a modern family bathroom.

The low-maintenance rear garden boasts an Indian stone patio, artificial lawn, and a versatile timber-framed shed, ideal for a range of uses. This fantastic home is perfect for buyers seeking flexible living space and a move-in-ready finish.

Viewings for any and all interest to take place from Friday 25th April.



ABODE
SALES & LETTINGS

Entrance Hall

Accessed via UPVC front entry door, the welcoming entrance hall features a UPVC double glazed window to the side elevation, oak panel flooring throughout, and a staircase rising to the first-floor landing. Additional features include a smoke alarm, central heating radiator, and housing for the electrical consumer unit. Internal doors lead to the cloakroom/WC, lounge, and kitchen/diner.

Cloakroom/W.C.

A neatly presented ground floor cloakroom fitted with a low-level WC featuring a continental flush, and a modern floating wash basin with tap and tiled splashback. Additional features include a central heating radiator, extractor fan, and a UPVC double glazed frosted window to the front elevation.

Lounge

A spacious and comfortable reception room featuring a UPVC double glazed window to the front elevation and two central heating radiators. The focal point of the room is the attractive gas fireplace with an Adam-style surround. Additional features include a TV aerial point, telephone point, wall-mounted thermostat, and an internal door leading through to the kitchen/diner.

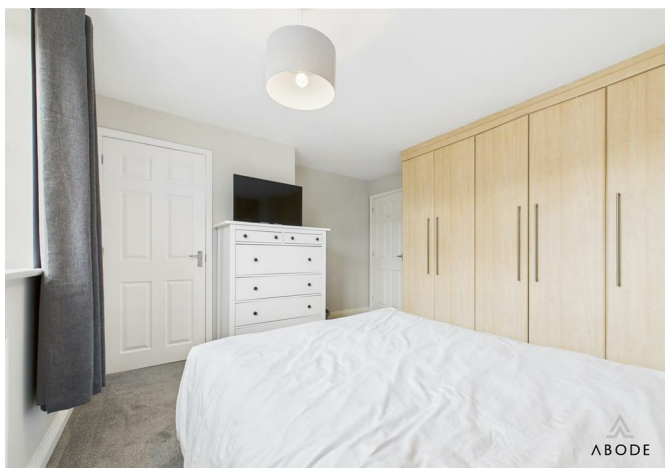






Kitchen/Diner

A bright and versatile open-plan kitchen/diner ideal for modern family living. The kitchen area is fitted with a range of matching base and eye-level units and drawers with wood block effect preparation work surfaces and complementary tiled splashbacks. Integrated appliances include a four-ring electric hob with oven and grill beneath, and a stainless steel sink and drainer with mixer tap. The Worcester Bosch gas central heating boiler is also neatly housed within. Finished with tiled flooring, a central heating radiator, and a breakfast bar for informal dining. A UPVC double glazed window to the rear elevation provides a pleasant garden outlook.



The dining area benefits from oak panel flooring, an additional central heating radiator, and a useful understairs pantry cupboard with lighting. A set of UPVC double glazed French doors open out to the rear Indian stone patio, perfect for indoor-outdoor living and entertaining. An internal door leads to:

Utility Room

A practical and well-equipped utility space featuring tiled flooring throughout and a UPVC double glazed rear entry door leading out to the Indian stone patio, flanked by adjoining UPVC double glazed windows to the rear elevation. Fitted with a selection of matching base and eye-level storage cupboards, wood block effect worktops, and a stainless steel sink and drainer unit with mixer tap. There is plumbing and space for undercounter and additional freestanding white goods, along with a chrome heated towel radiator. An internal UPVC double glazed frosted door provides access to the garage.



Garage

A spacious integral garage accessed via two double doors to the front elevation. Benefitting from overhead boarding, providing additional storage space, along with appliance space for further freestanding white goods. The garage is equipped with various power points throughout, offering excellent versatility for storage, utility, or workshop use.

Landing

A light and airy landing space benefiting from a UPVC double glazed frosted glass window to the side elevation. Features include a smoke alarm, loft access via hatch (fully insulated) and an airing cupboard housing the hot water tank with useful eye-level shelving. Internal doors provide access to all bedrooms and the family bathroom.

Bedroom One

A generously sized principal bedroom with a UPVC double glazed window to the front elevation, central heating radiator, and a comprehensive range of built-in wardrobes offering hanging rails and shelving. Includes a TV aerial point and access to:

En-suite

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a corner shower cubicle with PVC panelled wall coverings. Complementary tiling to walls, chrome heated towel radiator, extractor fan, and a UPVC double glazed frosted glass window to the front elevation.

Bedroom Two

A spacious double bedroom enjoying open field views through a UPVC double glazed window to the rear elevation, complete with central heating radiator.



ABODE



ABODE



ABODE



ABODE

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	50	66
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



ABODE

Bedroom Three

Another well-proportioned room, ideal as a bedroom or office space, featuring a UPVC double glazed window to the rear elevation with countryside views and a central heating radiator.

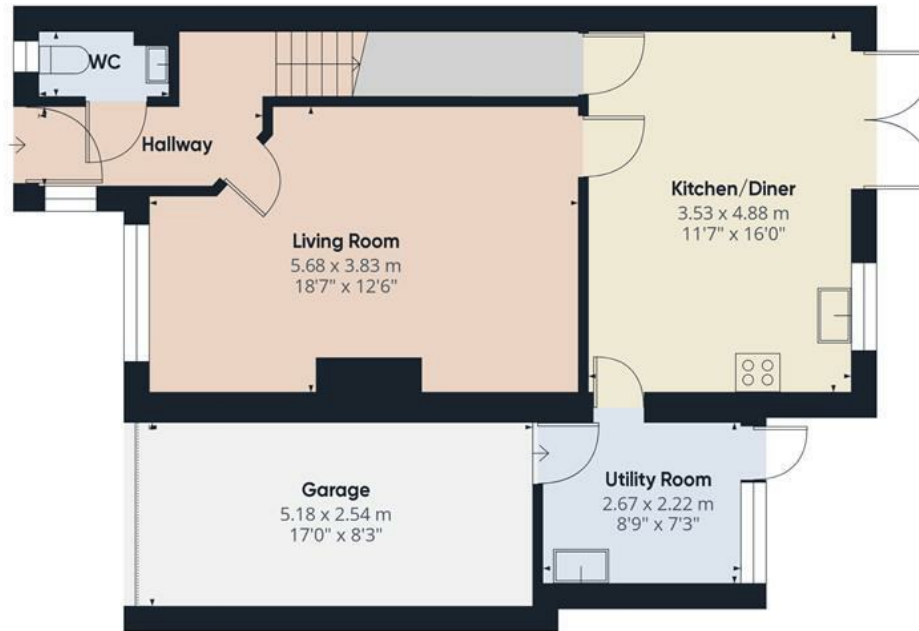
Family Bathroom

A stylish and well-appointed bathroom fitted with a contemporary three-piece suite comprising a low-level WC, wash hand basin with mixer tap and useful base-level storage, and a P-shaped bath unit with a glass screen and rainfall showerhead over. Finished with complementary tiling to both wall and floor coverings, chrome heated towel radiator, extractor fan, and a UPVC double glazed frosted window to the side elevation.









Floor 0

Approximate total area⁽¹⁾

108.12 m²

1163.8 ft²



Floor 1

(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.

GIRAFFE360

