





**** WELL PRESENTED AVANT DESIGN PROPERTY WITH A WOODLAND VIEW TO THE FRONT **** Detached family home on the Cadley Village development offering hallway, lounge with bay window and view over the woodland, fitted living and dining kitchen with bifold doors onto the garden. Utility room and a guest cloakroom. Four double bedrooms, master with an en suite shower room and a family bathroom. Double width drive to the front, single garage, EV charging point and an enclosed rear garden. INTERNAL VIEWING HIGHLY RECOMMENDED.



HALL

Entrance door into the hall with stairs to the first floor, storage cupboard, radiator, open through to the kitchen and door to the lounge.

LOUNGE

Upvc double glazed bay window to the front, radiator.

OPEN PLAN KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, integrated fridge freezer and dishwasher. Double glazed bifold doors onto the garden, radiator and door to the utility room.

UTILITY

Plumbing and space for a washing machine, space for a tumble dryer, upvc double glazed window and a radiator.

CLOAKROOM

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

FIRST FLOOR LANDING

Loft access and doors to -

BEDROOM 1

Two upvc double glazed windows to the front, radiator.

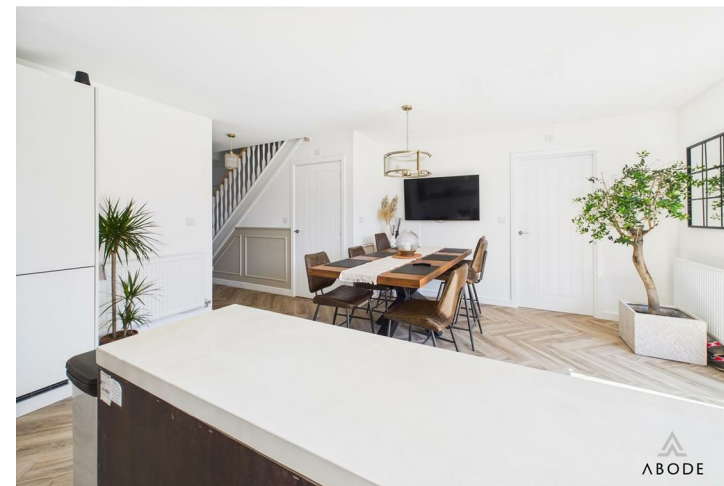


EN SUITE

Shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

BEDROOM 2

Upvc double glazed window and radiator.







BEDROOM 3

Upvc double glazed window and radiator.

BEDROOM 4

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

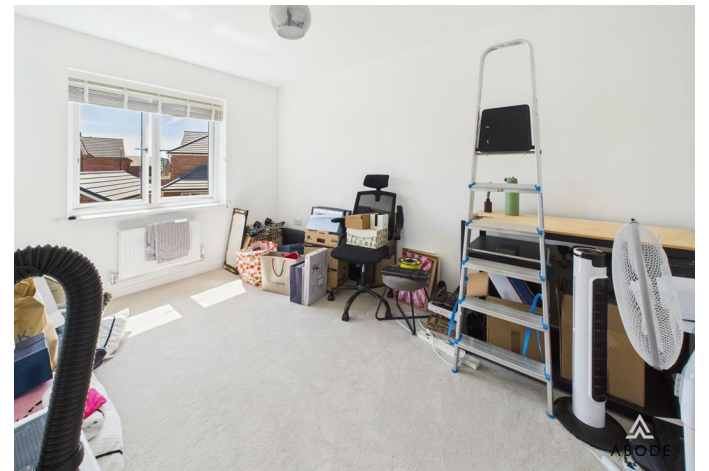
OUTSIDE

Double with drive and turning area to the front, lawn, EV charging point and up and over door into the single garage. Side gate to the enclosed rear garden, offering a lawn and seating areas.

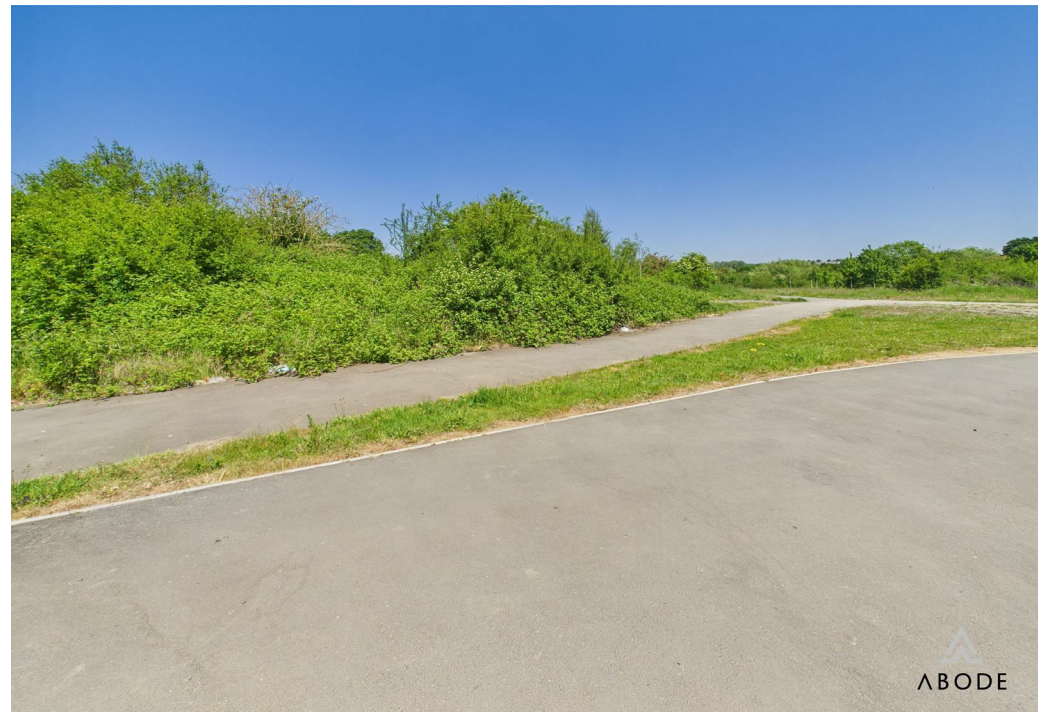
Other information

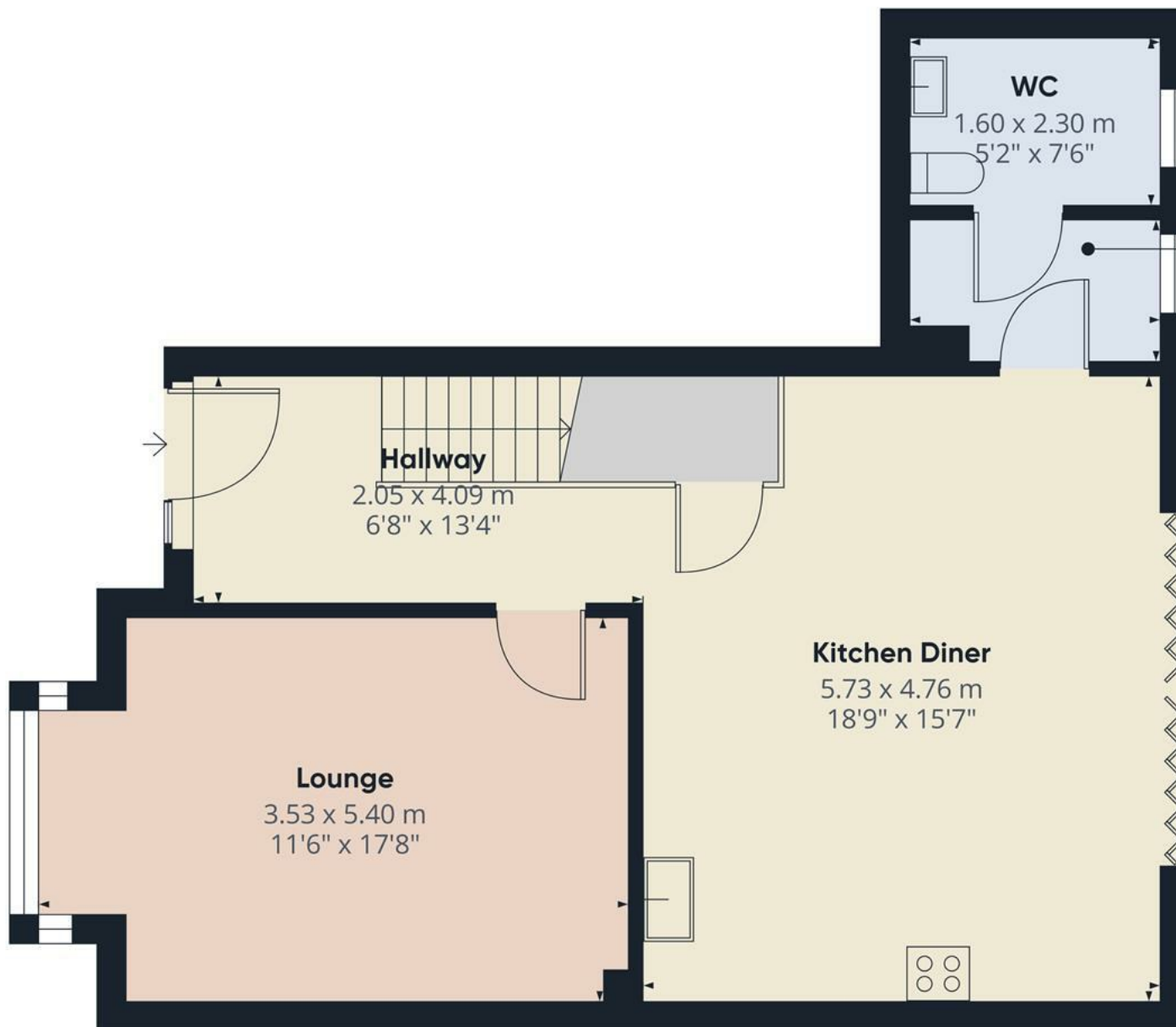
Abode have been informed that the Site management fee for green and open spaces are circa £250 per annum - independent advice from your legal advisor is recommended











Floor 0

Approximate total area⁽¹⁾

61.7 m²

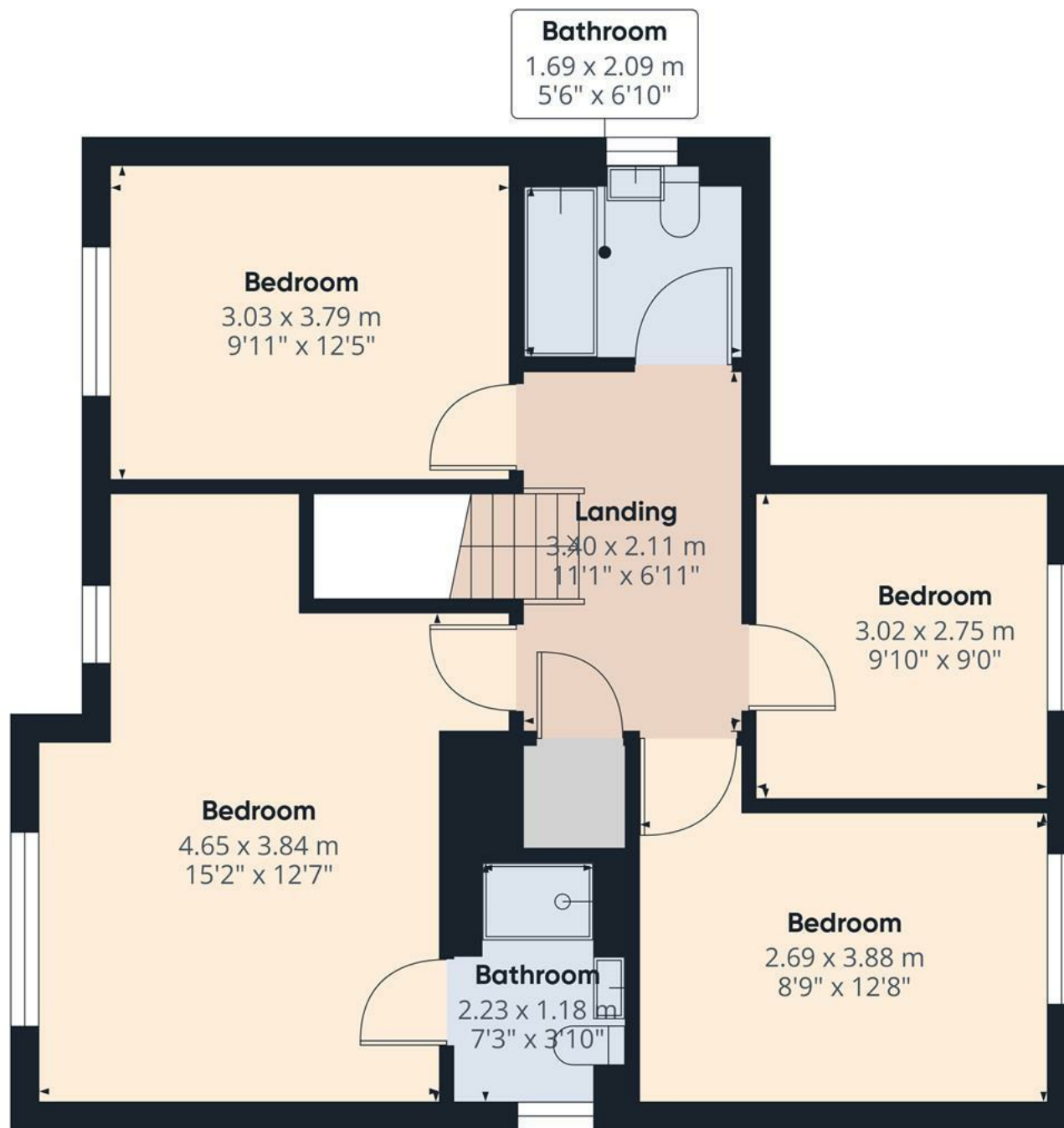
664 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

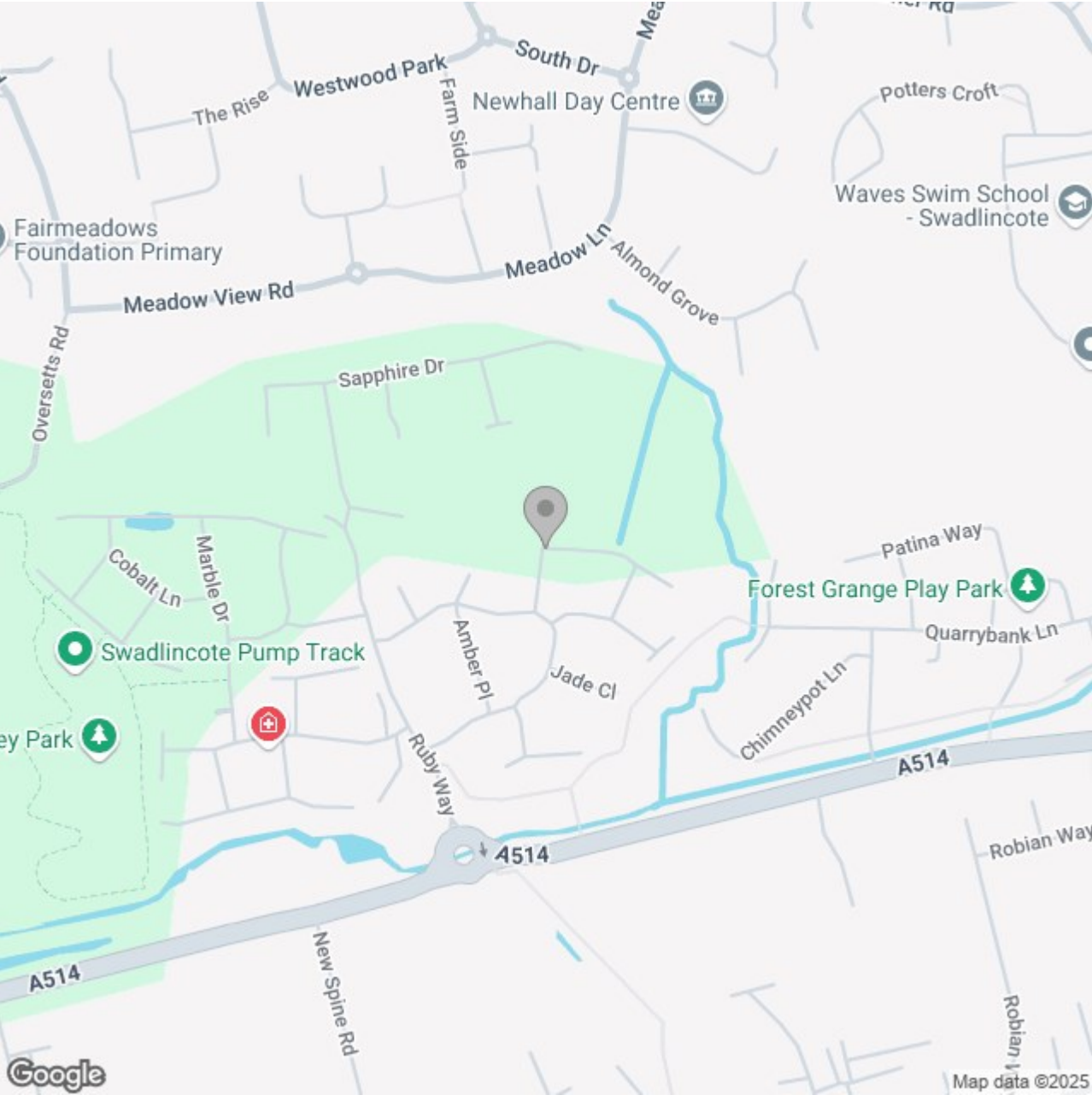
Approximate total area⁽¹⁾
66.1 m²
711 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(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