





This well-presented home offers spacious and practical living throughout, with the added benefit of beautiful, large gardens featuring an entertaining patio area that enjoys stunning views over the garden. The property also includes useful outbuildings and off-road parking to the front elevation.

Inside, the home comprises an entrance hallway, a bright and spacious lounge with a bay window, and a well-equipped kitchen with ample storage and workspace. The ground floor also includes a utility room with access to the garden, a separate WC, and a practical inner hall.

Upstairs, there are three well-proportioned bedrooms and a modern shower room with stylish fittings and useful storage space.

This property offers an ideal combination of comfortable indoor living and impressive outdoor space, perfect for families and entertaining.

Viewing by appointment only.



**ABODE**  
SALES & LETTINGS

## Hallway

Entered via a UPVC double glazed front door, the hallway features a central heating radiator and a staircase rising to the first-floor landing. An internal door provides access to the lounge.

## Lounge

A spacious and welcoming reception room with a UPVC double glazed bay window to the front elevation, central heating radiator, TV aerial and telephone points, smoke alarm, and an internal door leading to the kitchen.

## Kitchen

Bright and functional, the kitchen is fitted with a range of matching base and eye-level units with wood block-effect roll-top work surfaces and complementary tiled splashbacks. Two UPVC double glazed windows to the side and rear elevations provide ample natural light. Appliances include a stainless steel sink and drainer, freestanding gas hob and oven, and space for additional undercounter and freestanding white goods. Further features include a central heating radiator and a useful storage cupboard housing the electrical consumer unit and a UPVC double glazed frosted window to the side. A door leads from the kitchen to the inner hall.

## Inner Hall

With internal doors giving access to the WC and utility room.

## W.C.

Fitted with a low-level WC.



## Utility Room

A versatile space with dual aspect UPVC double glazed windows to both side elevations and UPVC double glazed sliding doors opening onto the rear garden. There is ample space for additional freestanding white goods, making this a practical addition to the home.







### Landing

Accessed via a UPVC double glazed window to the side elevation, the landing offers access to the loft via a hatch, a smoke alarm, and internal doors leading to all bedrooms and the shower room.

### Bedroom One

A bright double bedroom featuring a UPVC double glazed window overlooking the rear elevation, complemented by a central heating radiator.

### Bedroom Two

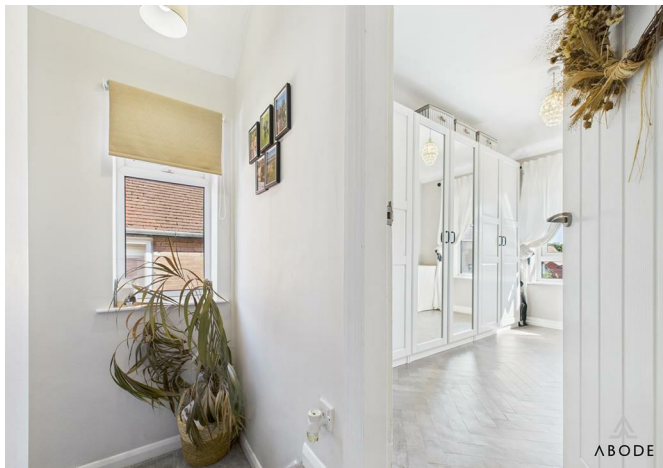
Situated at the front of the property, this well-proportioned bedroom includes a UPVC double glazed window and a central heating radiator.

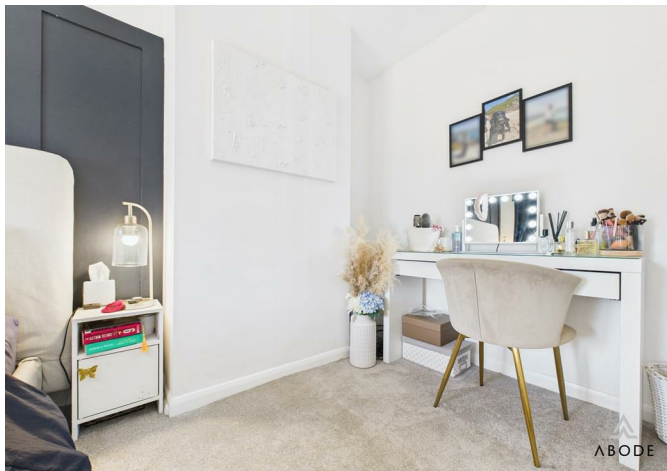
### Bedroom Three

Overlooking the rear elevation, this third bedroom benefits from a UPVC double glazed window and central heating radiator, ideal for use as a bedroom, home office, or nursery.

### Shower Room

A stylish and modern shower room fitted with a UPVC double glazed frosted window to the side. Comprising a three-piece suite including a low-level WC, wash hand basin with mixer tap, and a corner shower cubicle with a rainwater showerhead. Additional features include PVC wall panelling, a chrome heated towel radiator, and a practical over-stairs storage cupboard housing the Worcester Bosch gas central heating boiler with additional shelving/storage space.







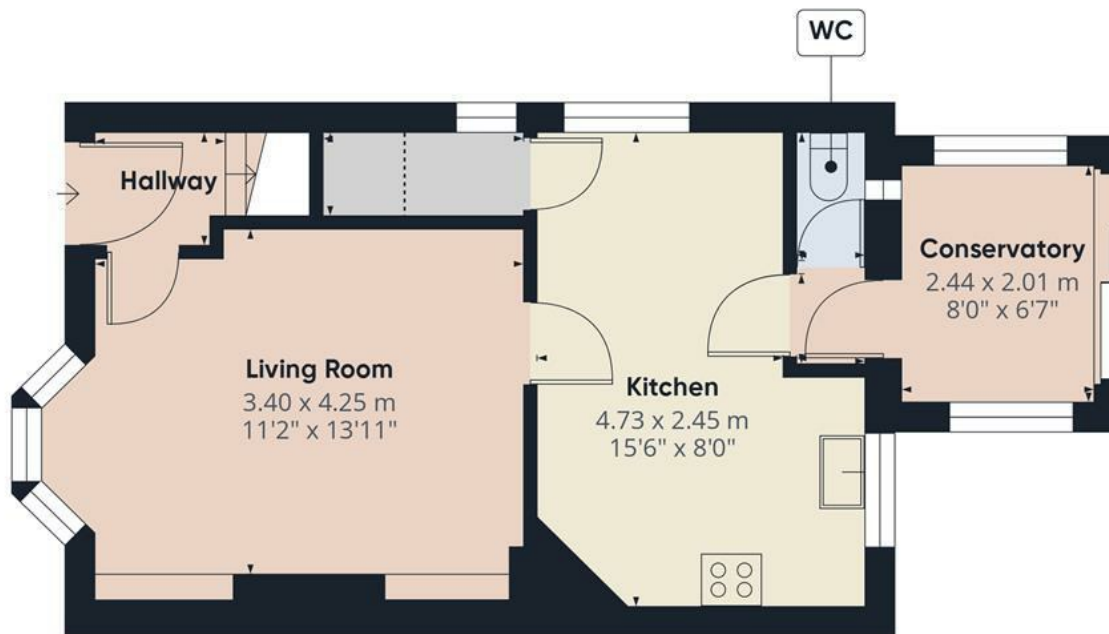




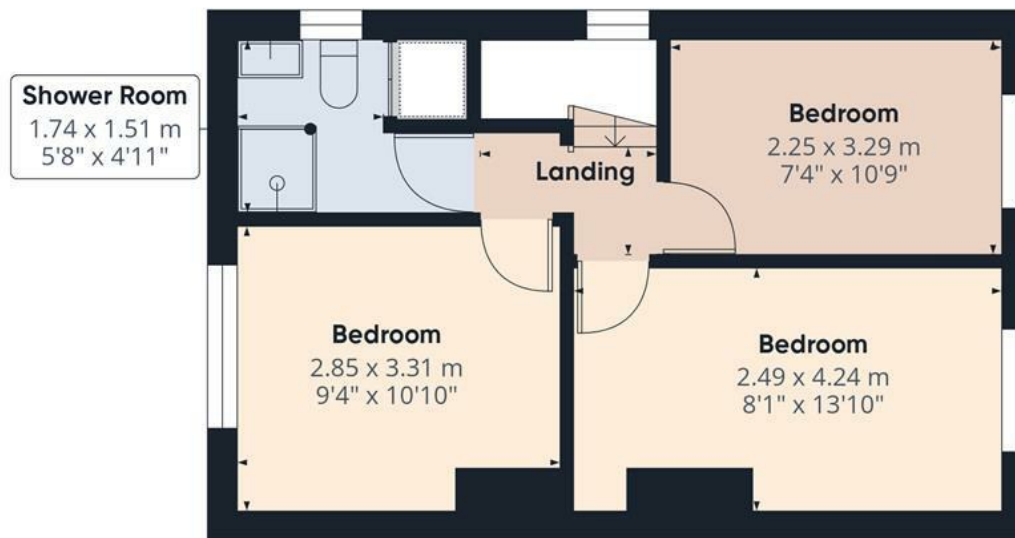
### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

72.3 m<sup>2</sup>

779 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>

7 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

