





****EXTENSIVE & ESTABLISHED REAR GARDEN **** PLANNING PERMISSION FOR A TWO STOREY EXTENSION **** Highly regarded location with views over the town, ample parking to the front and a single garage. Internally the property offers a hall, ground floor modern shower room, lounge with doors onto the garden, dining room and double doors into the fitted kitchen. The first floor offers three bedrooms and a family bathroom. Front driveway and a single garage with up and over door.

Impressive rear garden with lawns, mature plants, fruit trees and shrubs and seating areas.




ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor, radiator, wood effect flooring and a door to -

SHOWER ROOM

Low flush wc, vanity sink unit with wash hand basin and fitted cupboards, shower, radiator and upvc double glazed window.

LOUNGE

Feature fireplace with electric fire and ornate surround. Upvc double glazed French doors onto the garden, radiator and open through to the dining room.

DINING ROOM

Upvc double glazed window to the front, radiator and double doors into the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with solid wood work surfaces and a Belfast style sink. Fitted electric oven and microwave, electric hob and extractor hood, integrated dishwasher, fridge and freezer and wine cooler. Plumbing and space for a washing machine, upvc double glazed window to the rear, modern radiator, storage cupboard and door to the lean to/porch. Cupboard housing the boiler installed 2022.

LEAN TO/PORCH

Upvc double glazed window and door to the garden.



FIRST FLOOR LANDING

Upvc double glazed window to the front, loft access and doors to -

BEDROOM I

Upvc double glazed window over looking the garden, small walk in wardrobe with dress rails, and radiator.







BEDROOM 2

Upvc double glazed window over looking the garden and radiator.

BEDROOM 3/STUDY

Upvc double glazed window and radiator.

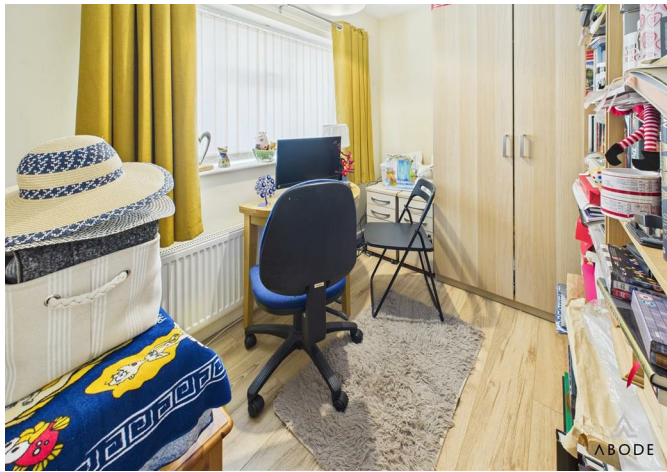
BATHROOM

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

OUTSIDE

Ample parking to the front, single garage with up and over door and gated access to the enclosed rear garden. The rear garden is a great size offering, seating areas, lawns, mature trees, fruit trees and shrubs. Well stocked borders, shed.











Porch
0.80 x 2.21 m
2'7" x 7'3"

Kitchen
2.92 x 4.26 m
9'7" x 13'11"

Living Room
3.61 x 3.84 m
11'9" x 12'7"

Dining Room
3.05 x 4.00 m
10'0" x 13'1"

Hallway
1.53 x 2.24 m
5'0" x 7'4"

Shower Room
2.91 x 1.29 m
9'6" x 4'2"

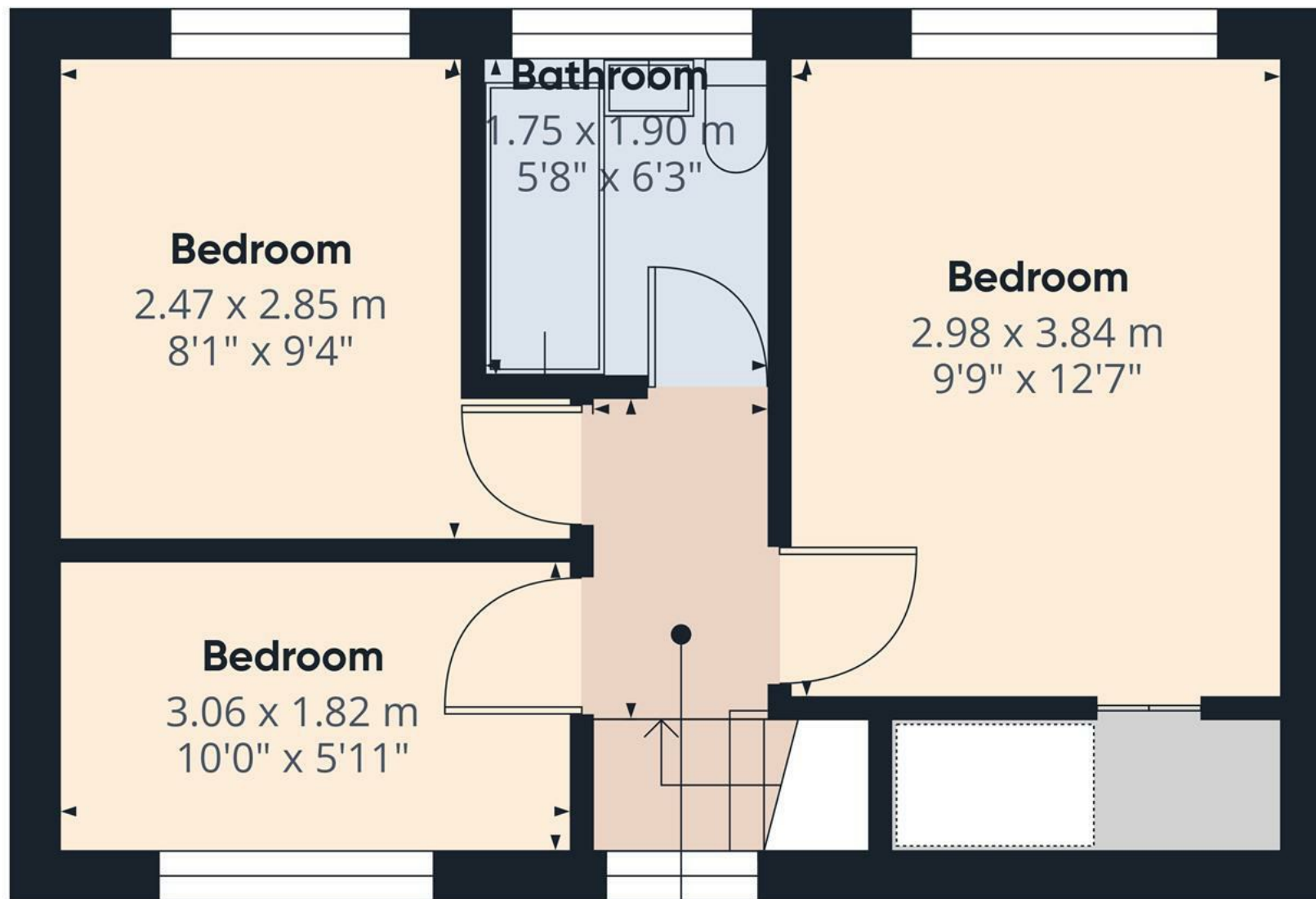
Approximate total area⁽¹⁾
51.9 m²
558 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 0



Landing
1.11 x 1.86 m
3'7" x 6'1"

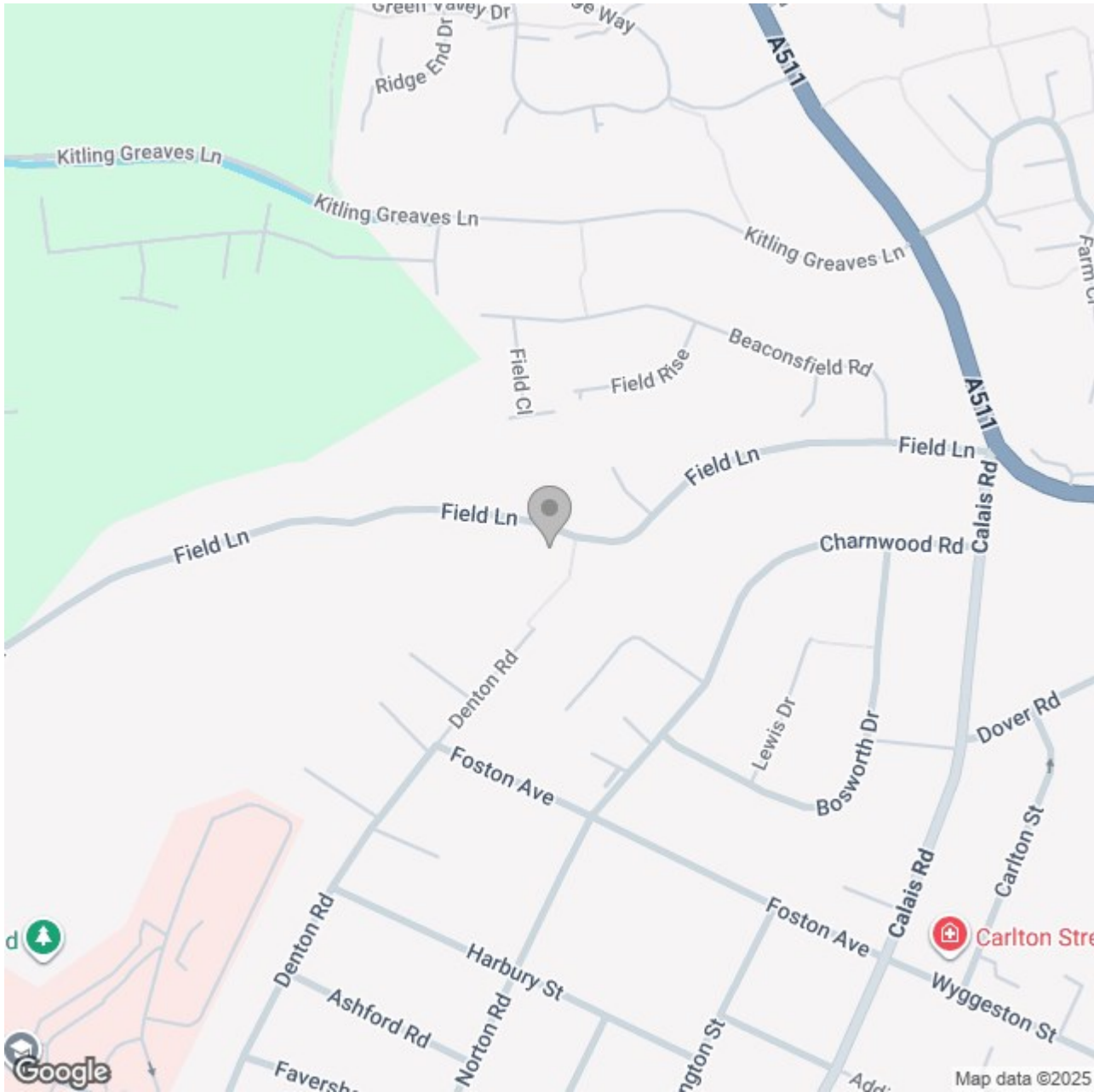
Floor 1

Approximate total area⁽¹⁾
31.5 m²
340 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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