





**** EXTENDED DETACHED
PROPERTY WITH GARAGE ****

Deceptive property currently a 2 bed but could be out back to a 3 bed. In brief the property offers a hall and lounge, dining room open through to the fitted kitchen and a study/family room, utility and wc. The first floor offers two bedrooms, the master was bedroom 1 & 3 but now a large room, family bathroom. Parking to the front and gates to the rear garage. Enclosed garden.



HALL

Entrance door into the hall with stairs to the first floor and door to -

LOUNGE

Upvc double glazed window to the front, radiator and door to -

DINING ROOM

Upvc double glazed window, radiator and under stairs storage cupboard.

KITCHEN

Fitted units with work surfaces and a breakfast bar. Fitted double oven and hob with extractor, sink and drainer unit, upvc double glazed window, plumbing for the dishwasher, doorway and window into the study.

FAMILY ROOM/STUDY

Upvc double glazed window and door to the garden and a door to utility room/wc.

UTILITY/WC

Low flush wc, wash hand basin, radiator, plumbing and space for a washing machine and space for tumble dryer, upvc double glazed window.

FIRST FLOOR LANDING

Loft access and doors to -



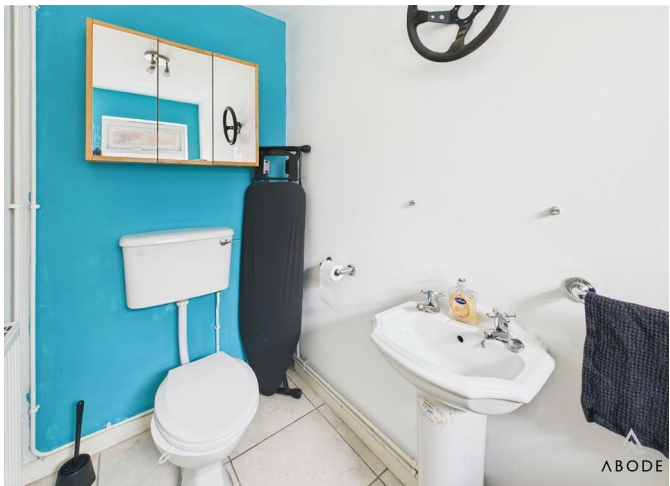
ABODE

BEDROOM 1

Formally bedroom 1 & 3, two upvc double glazed windows, radiator, fitted wardrobes.



ABODE





BEDROOM 2

Upvc double glazed window and radiator.

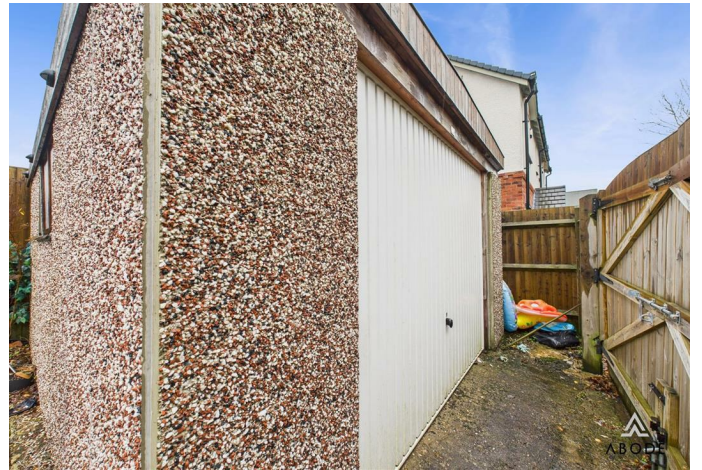
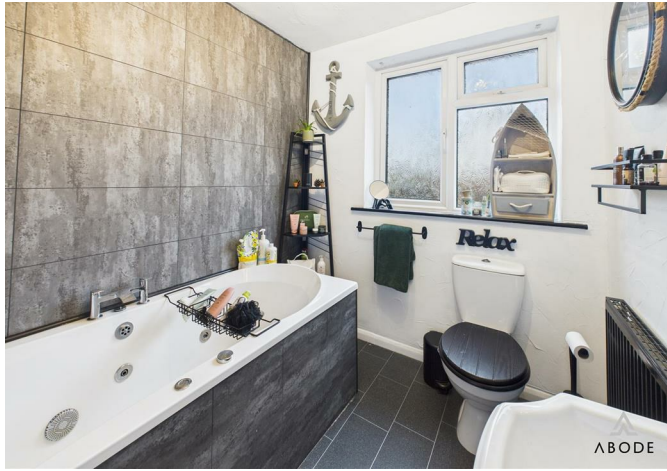
BATHROOM

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

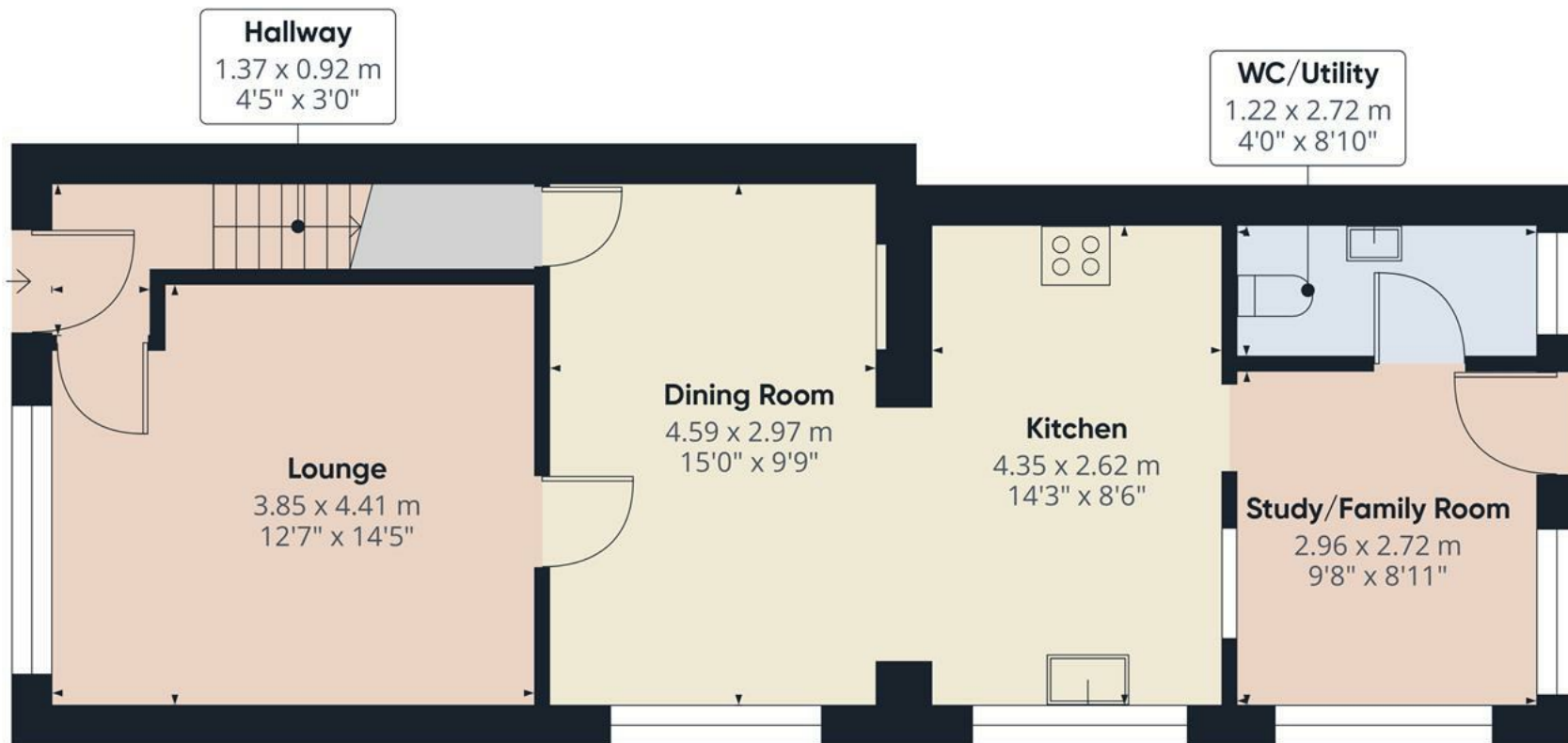
OUTSIDE

Front double width drive, rear gated access to the single garage and garden. Side gated access to the enclosed garden with artificial lawn and patio.









Approximate total area⁽¹⁾

58.6 m²
631 ft²

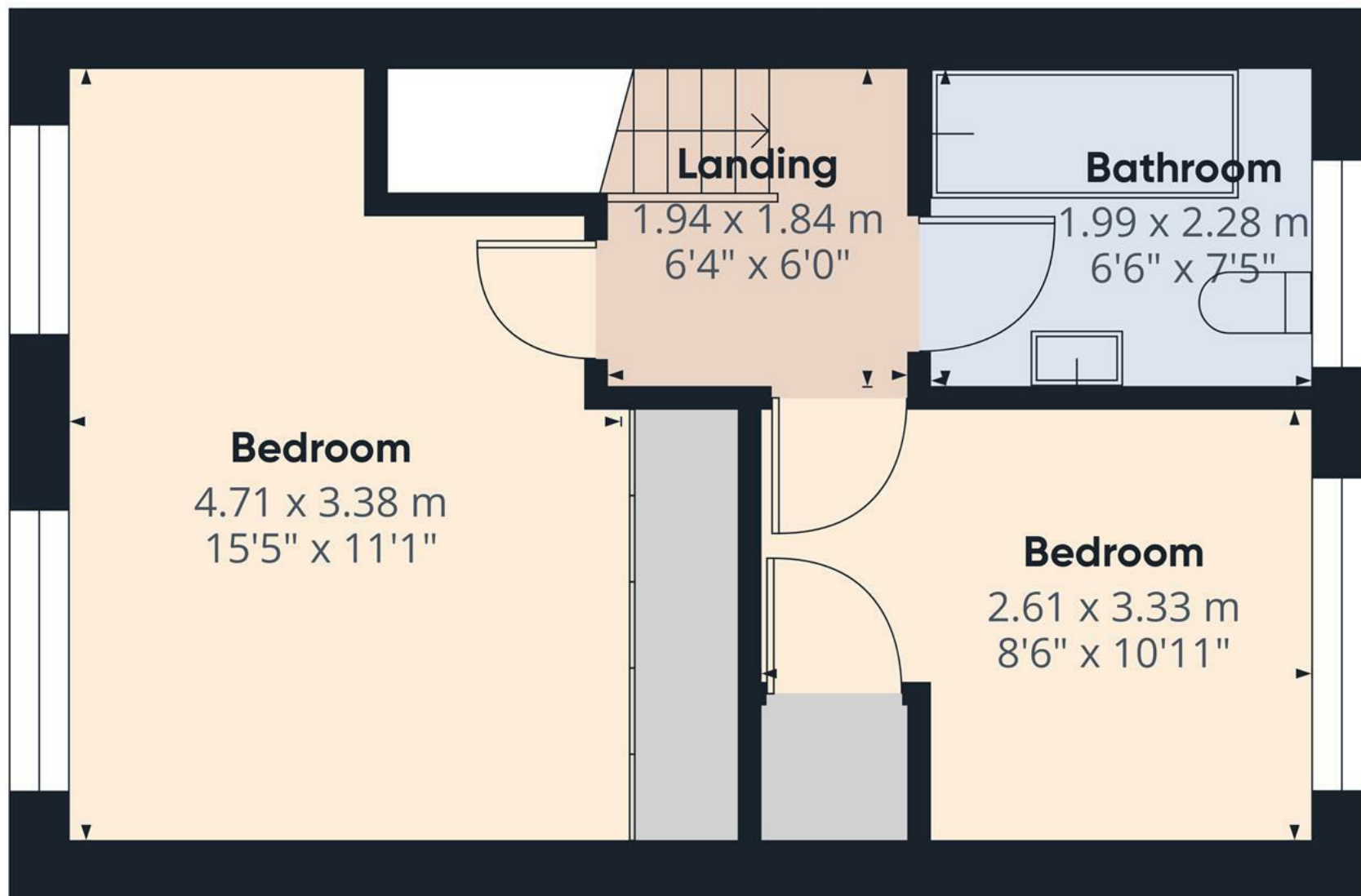
(1) Excluding balconies and terraces

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



Approximate total area⁽¹⁾
32.5 m²
349 ft²

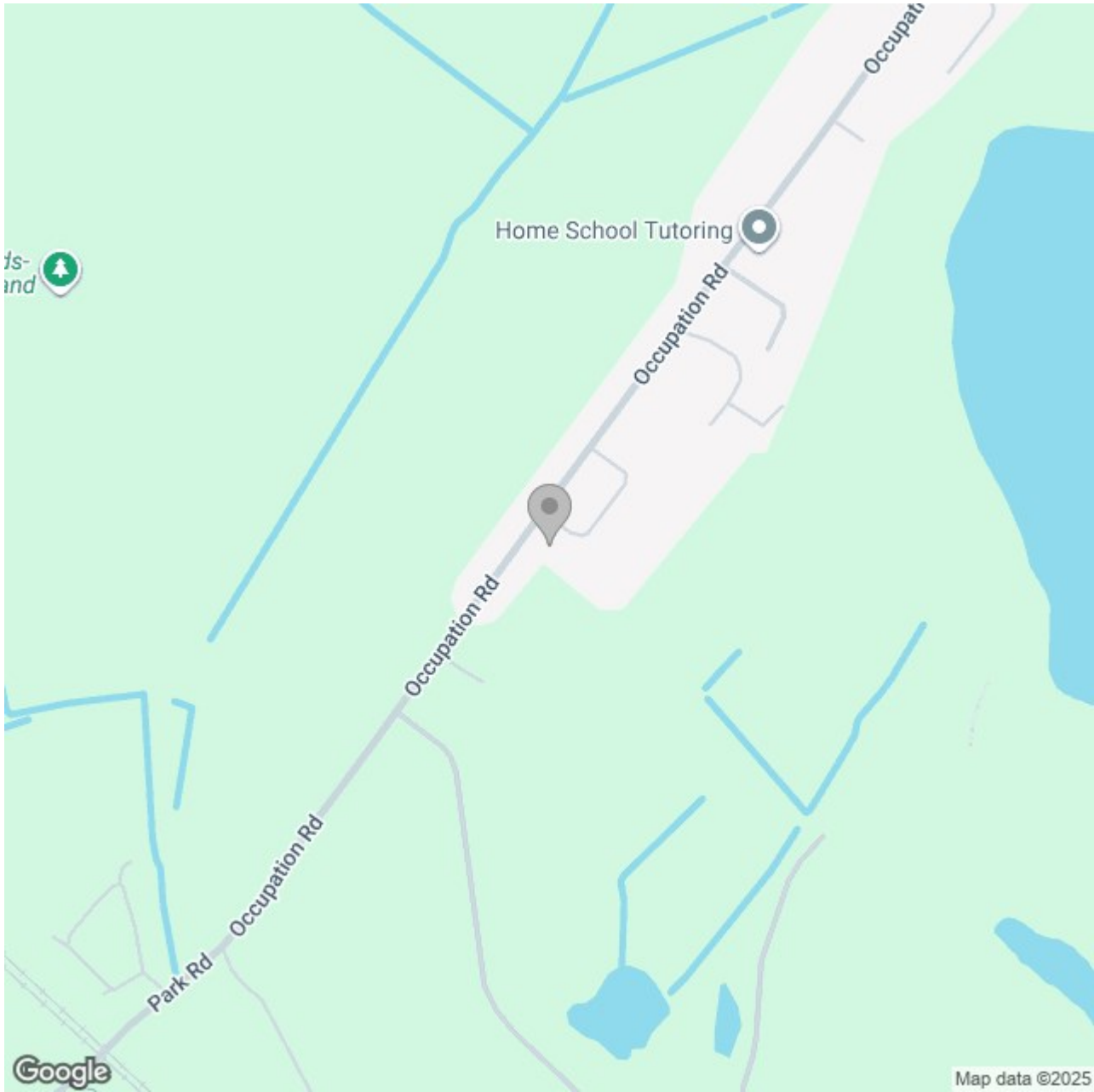
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC