





**** WELL PRESENTED
PROPERTY IN A HIGHLY
REGARDED LOCATION ****

This is a great opportunity to purchase a lovely family home offering a hall and guest cloakroom, lounge and a dining room, fitted kitchen with utility room and a conservatory. The first floor offers 3 double bedrooms, en suite shower room and a bathroom. Good size drive, single garage and an enclosed rear garden. Internal viewing highly recommended.



ABODE
SALES & LETTINGS

ENTRANCE HALL

Entrance door into the hall with stairs to the first floor, radiator, door to the garage oak and part glazed doors to the lounge and kitchen.

LOUNGE

Feature coal effect living flame gas fire with marble effect insert and heath and a wood surround, upvc double glazed bay window to the front, two radiators and oak double doors with glazed panels to the dining room.

DINING ROOM

Radiator, upvc double glazed double doors to the conservatory and an oak and glazed panel door to the kitchen.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and a microwave, electric hob with extractor, integrated dishwasher, radiator, upvc double glazed window and a door to the utility room.

UTILITY ROOM

Plumbing a space for a washing machine, work surface, space for a fridge freezer, wall mounted gas boiler, radiator, door to the cloakroom and a upvc double glazed stable door onto the garden.

CLOAKROOM

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

FIRST FLOOR LANDING

Upvc double glazed window, loft access with pull down ladder and oak doors to -



BEDROOM 1

Fitted wardrobes, cupboards and bedside tables, radiator and upvc double glazed window.

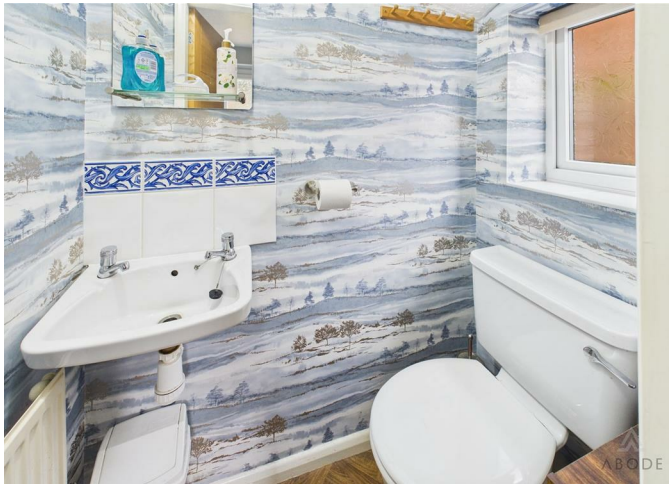
EN SUITE

Enclosed shower, vanity sink unit with wash hand basin and storage cupboard, chrome ladder style radiator and a upvc double glazed window.

BEDROOM 2

Fitted wardrobes and cupboards with matching dressing table, radiator and two upvc double glazed windows.





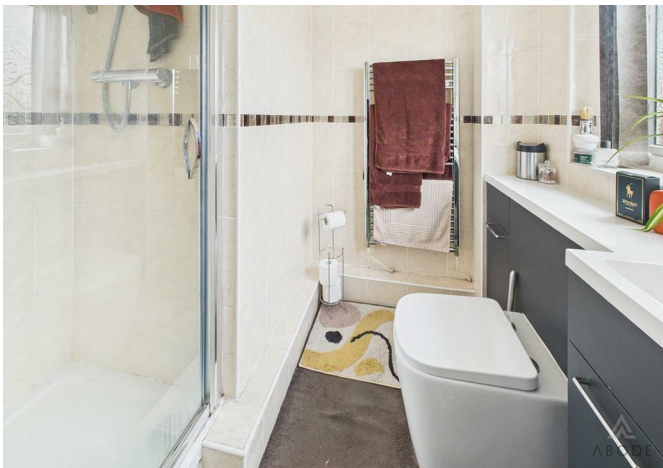


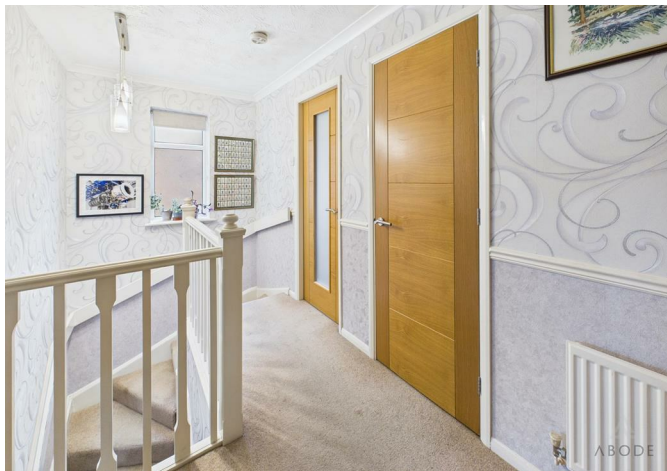
BEDROOM 3

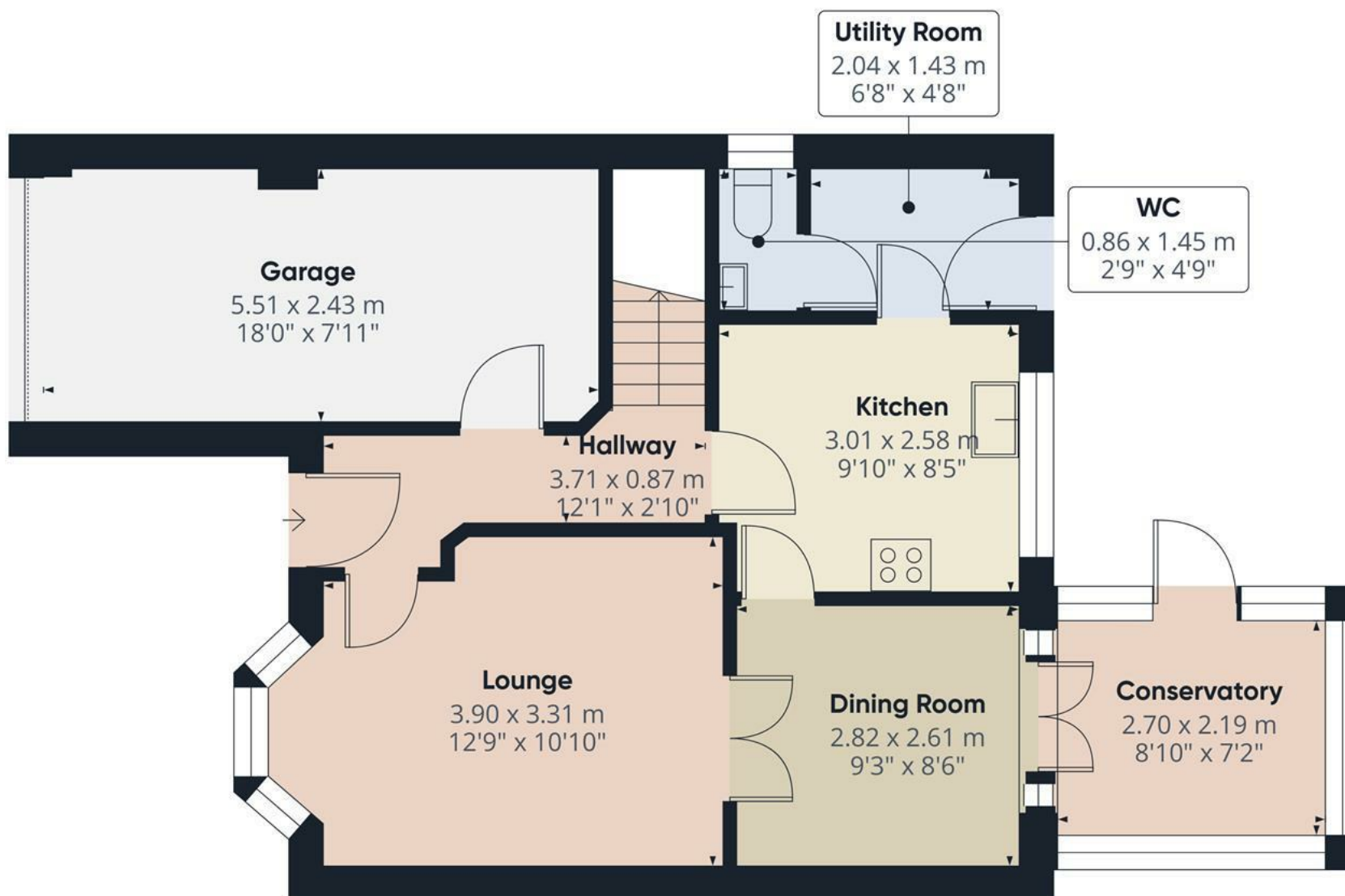
Double wardrobe, radiator and upvc double glazed window.

OUTSIDE

Double width drive, electric garage door and side gated access to the enclosed rear garden. The rear garden offers a good size patio, lawn and a shed.







Approximate total area⁽¹⁾

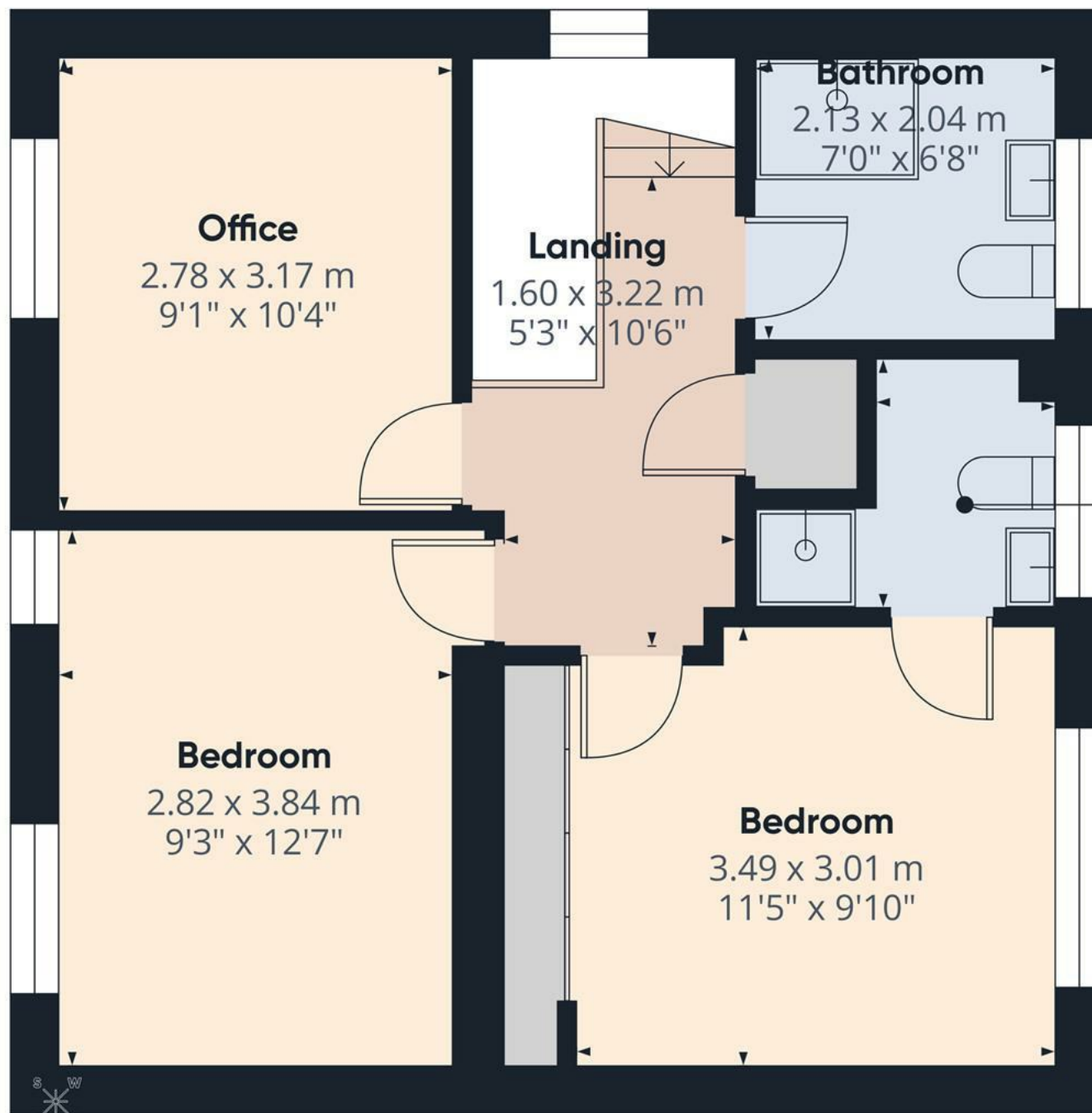
59.2 m²
637 ft²

(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.

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Floor 0



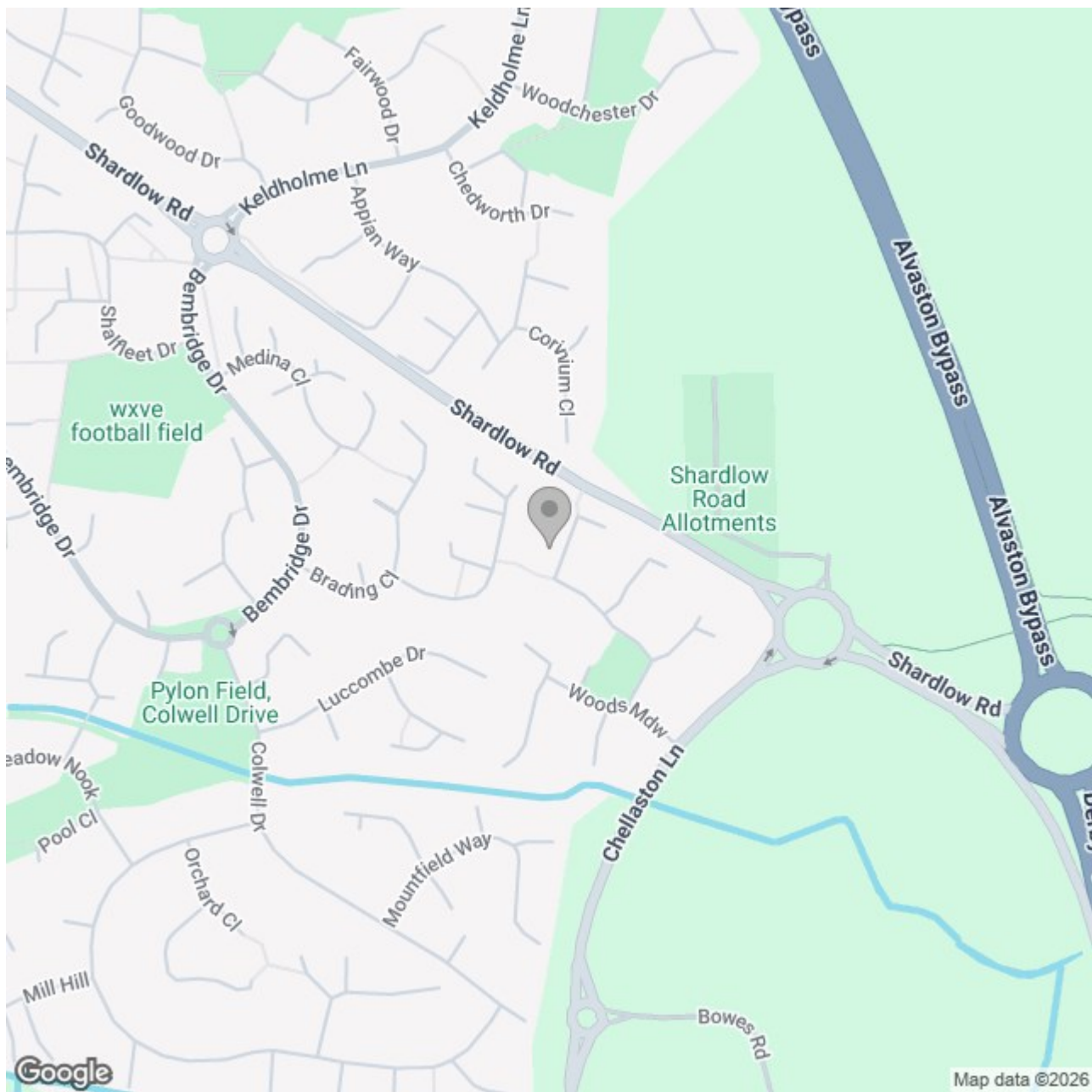
Floor 1

Approximate total area⁽¹⁾
44 m²
474 ft²

(1) Excluding balconies and terraces

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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 	