





**** POPULAR LOCATION
AND WELL PROPORTIONED
HOME **** Well presented
property in a cul de sac
location offering a hall and
guest cloakroom, lounge
with doors onto the garden
and a fitted dining kitchen.
Three bedrooms, ensuite
shower room and a
bathroom. Long side drive
and an enclosed rear
garden.



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with stairs to the first floor, under stairs storage cupboard, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric oven and a gas hob, plumbing and space for a washing machine and dishwasher. Space for a fridge freezer, radiator and a upvc double glazed window.

LOUNGE

Radiator and upvc double glazed double doors onto the garden.

FIRST FLOOR LANDING

Loft access, radiator and doors to -

BEDROOM 1

Wardrobes, radiator and upvc double glazed window.

EN SUITE

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

BEDROOM 2

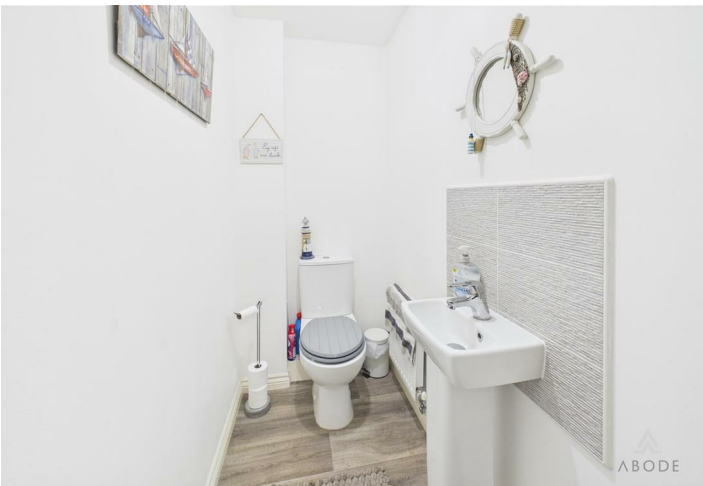
Upvc double glazed window and a radiator.



BEDROOM 3

Upvc double glazed window and a radiator.







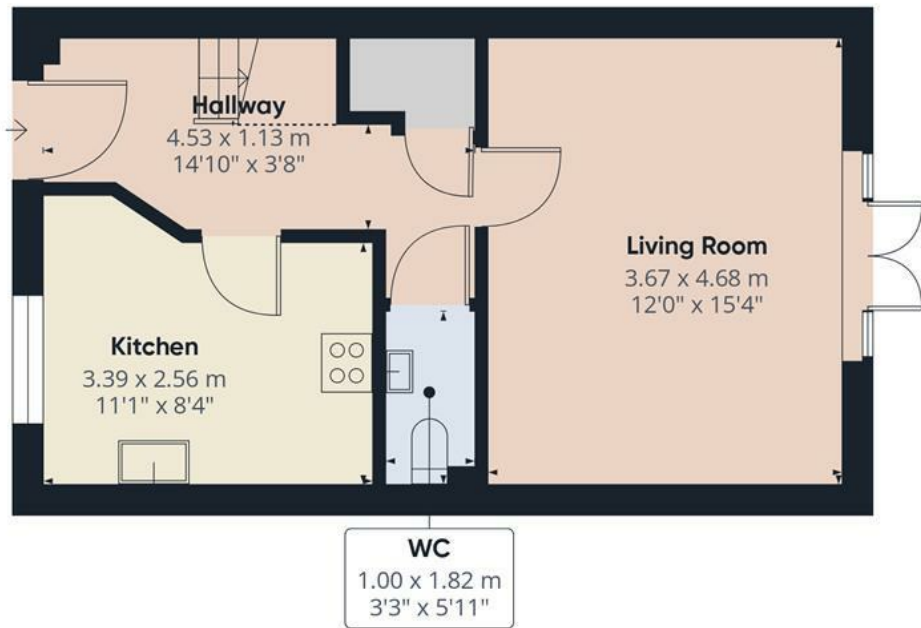
BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator.

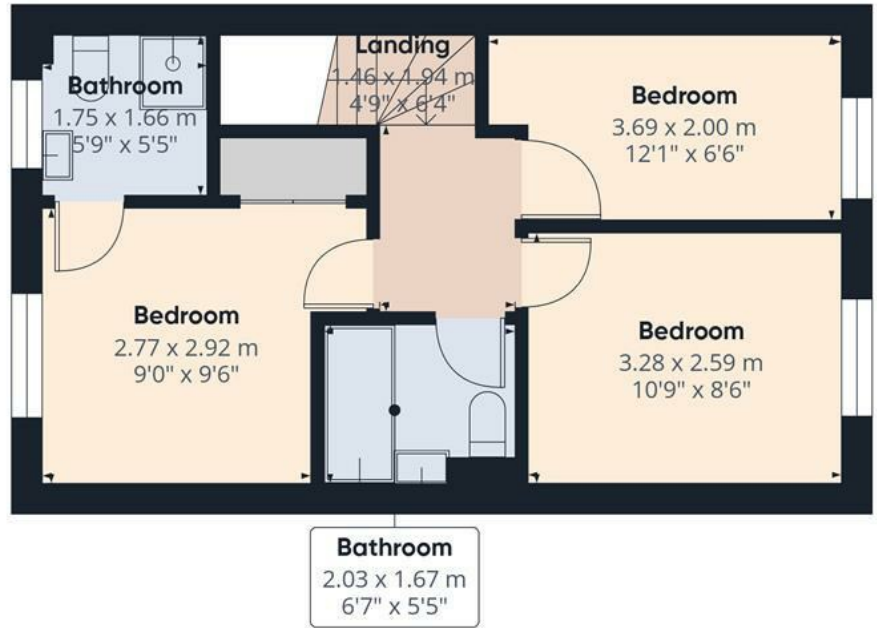
OUTSIDE

Long side drive and gated access into the enclosed rear garden offering a good size paved patio and a lawn.





Floor 0



Floor 1



Approximate total area^m
72 m²
773 ft²

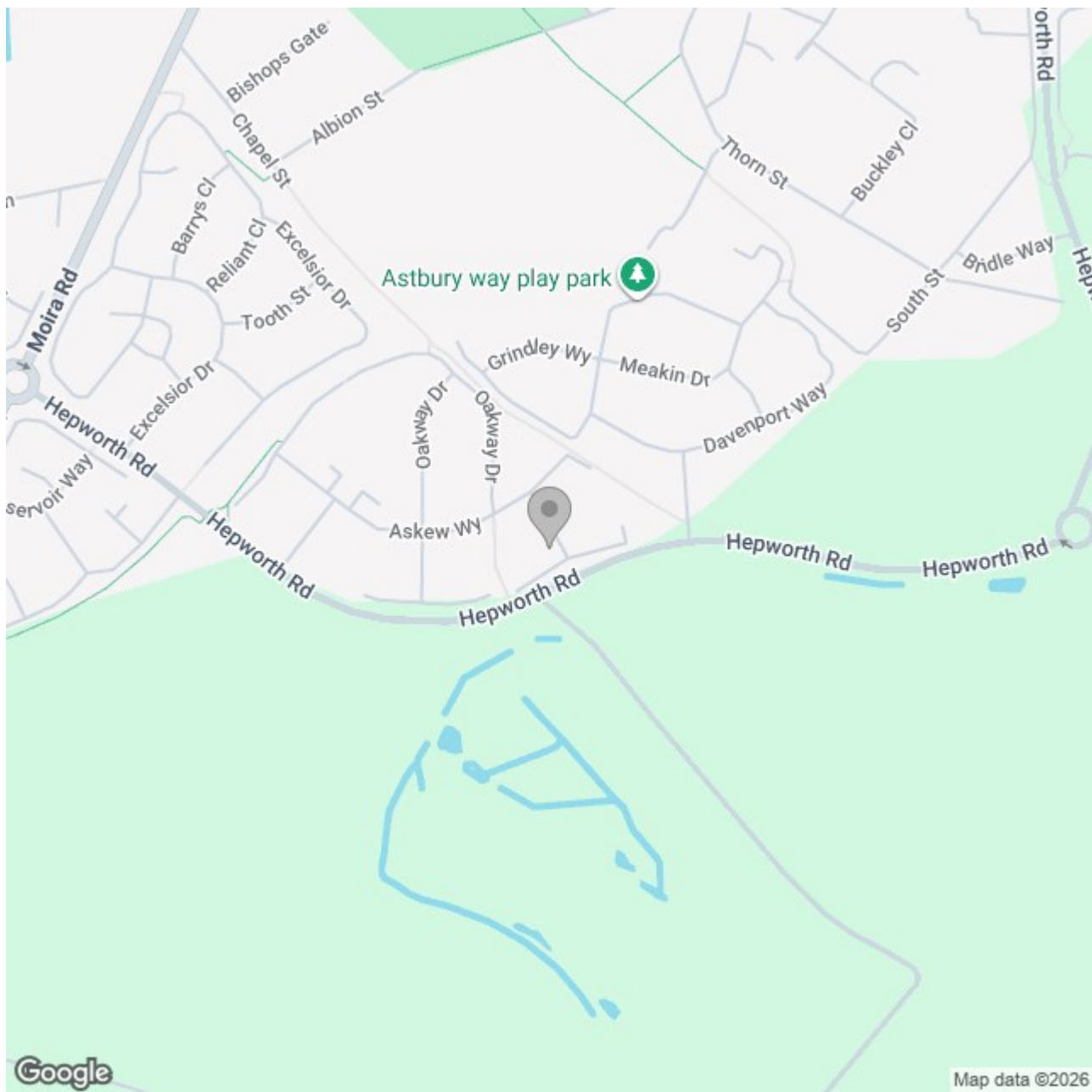
Reduced headroom
0.9 m²
10 ft²

(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



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(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 