







**\*\*360 VIRTUAL TOUR\*\*** A spacious Four detached property located in a sought-after area, in close proximity to a variety of local facilities and transport connections. The property boasts two reception rooms, a large "L" shaped kitchen diner, an integrated garage, Four generously sized bedrooms, two of which share a Jack and Jill shower room, one with its own en-suite shower room. Additionally, two generous size offices/ bedrooms on the second floor , there is ample parking available on the driveway and a well-kept large rear garden. Viewing is strongly advised, strictly by appointment only.



**ABODE**  
SALES & LETTINGS



### Entrance Hall

Featuring a central heating radiator, the entrance hall has stairs that rise to the first floor and doors leading off to:

### WC/Cloaks

Equipped with a wash hand basin, low-level WC, a double glazed window to the front elevation, and a central heating radiator.

### Living Room

With two central heating radiators, the living room has double glazed UPVC windows to the front and side elevations, a gas fire with an Adam style surround, and an opening that leads through to the dining room.

### Dining Room

Containing a central heating radiator, a double glazed UPVC window to the rear elevation, and a door that leads to the kitchen.

### Kitchen Diner

Featuring a selection of matching wall and base units, a roll edge laminate preparation work surface, a one and a half bowl sink with a mixer tap and drainer, a range master cooker with an extractor over, under-counter drawers, an integrated fridge freezer and dishwasher, recessed spotlighting, a central heating radiator, tiled splashbacks, double glazed UPVC windows to the rear and side elevations, a side access door, a door leading to the garage, and double doors leading to the conservatory.



### Conservatory

Comprising double glazed UPVC windows to the rear and side elevations, and double glazed UPVC French doors that lead out onto the garden.

### First Floor Landing

Doors leading off to:

### Bedroom 2

Equipped with a central heating radiator, a double glazed UPVC window to the rear elevation, and a door leading









through to the Jack and Jill shower room.

#### Bedroom 3

Including a central heating radiator, a double glazed UPVC window to the front elevation, and a door leading through to the dressing room and Jack and Jill shower room.

#### Dressing Room

With central heating and a double glazed UPVC window to the front elevation.

#### Jack and Jill

Comprising a three-piece suite, including a low-level WC, a shower with a glass door and an electric shower over, a wash hand basin, recessed spotlighting, and a double glazed UPVC window to the side elevation with opaque glass.

#### Family Bathroom

Featuring a three-piece suite, including a low-level WC, a bath with individual hot and cold taps, a pedestal wash hand basin with individual hot and cold taps, a central heating radiator, tiled splashbacks, and a double glazed UPVC window to the rear elevation with opaque glass.

#### Master Bedroom

With a central heating radiator, a double glazed UPVC window to the front elevation, and a door leading through to the en-suite shower room.

#### En-suite Shower Room

Containing a shower cubicle with an electric shower over, a wash hand basin, and a heated ladder towel rail.

#### Bedroom Four

Including a central heating radiator, a double glazed UPVC window to the rear elevation, and a built-in double wardrobe.

#### Second Floor Landing

With a built in airing cupboard and doors leading off to:

#### Bedroom Five / Office

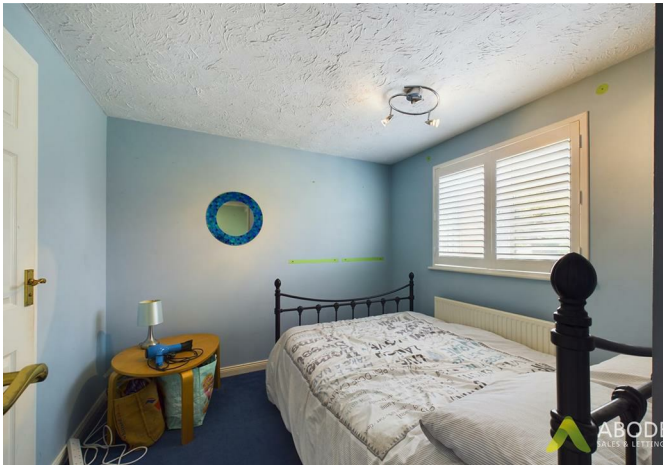
Equipped with a central heating radiator, a Velux window to the front elevation with an integral blind, and a double glazed UPVC window to the rear elevation.

#### Bedroom Six / Office

Equipped with a central heating radiator, a Velux window to the front elevation with an integral blind, and a double glazed UPVC window to the rear elevation

#### Outside

The front of the property offers a tarmac driveway providing parking for two cars, leading to the front entrance and garage. The rear elevation features a laid-to-lawn garden with a patio area that is ideal for seating.















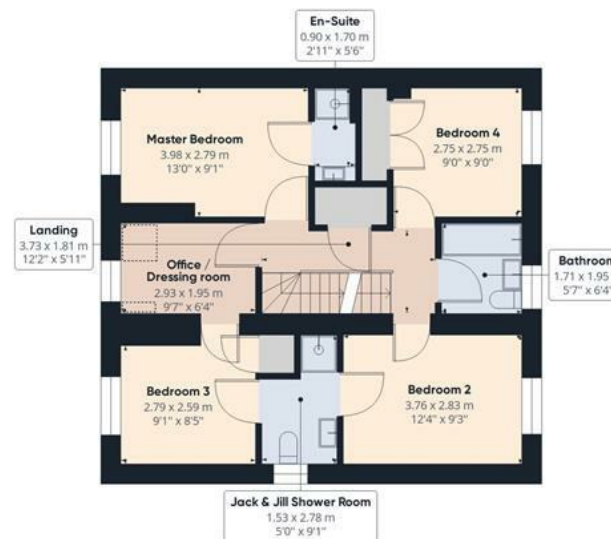




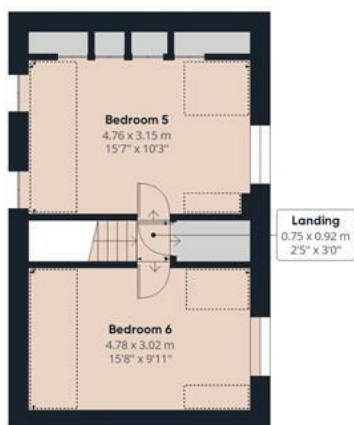




Floor 0



Floor 1



Floor 2

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

174.22 m<sup>2</sup>  
1875.26 ft<sup>2</sup>

**Reduced headroom**

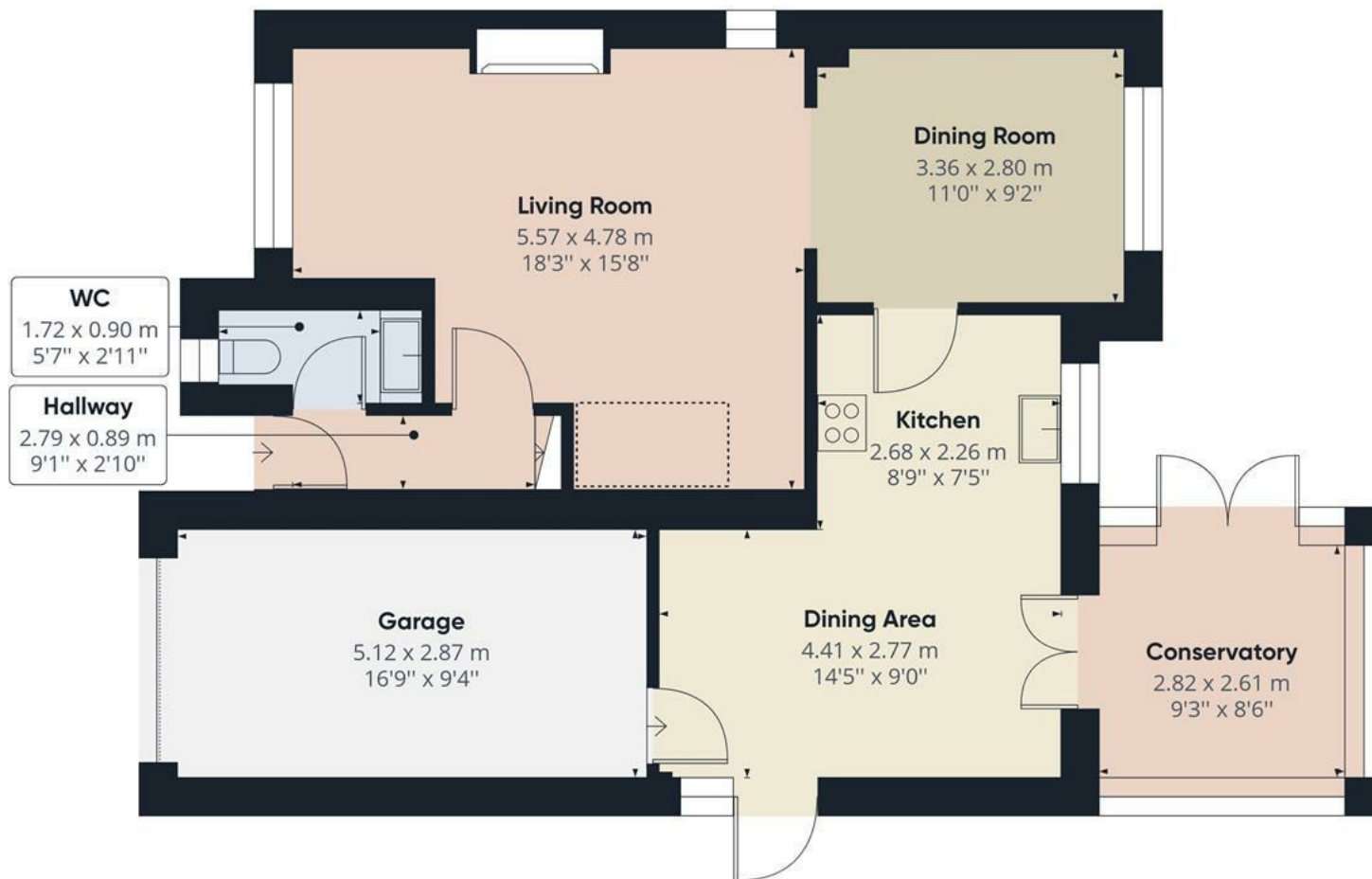
12.28 m<sup>2</sup>  
132.23 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.





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

78.69 m<sup>2</sup>  
847.03 ft<sup>2</sup>

**Reduced headroom**

1.49 m<sup>2</sup>  
16.05 ft<sup>2</sup>

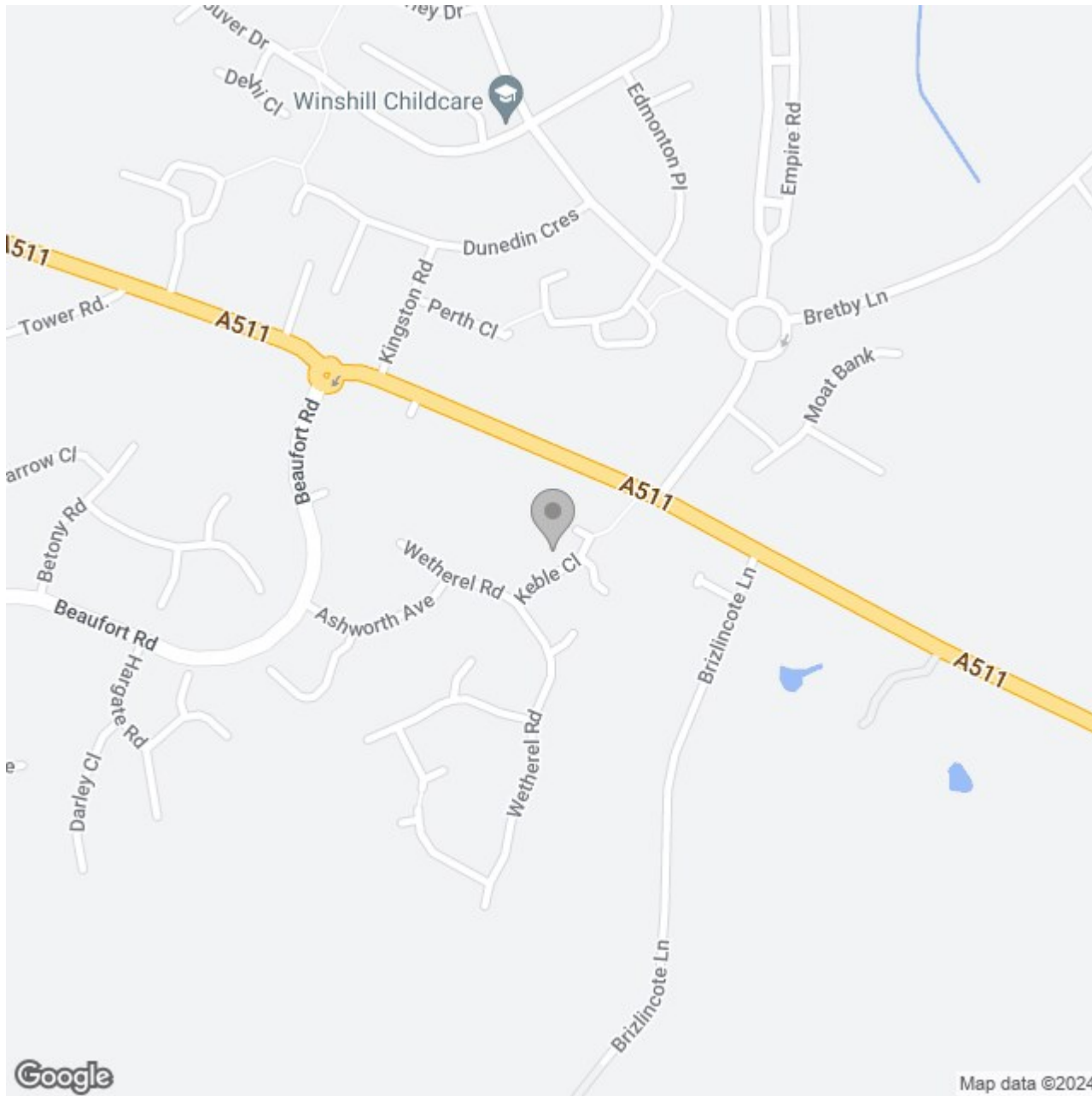
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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**GIRAFFE360**





## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	