





\*\*\*\* IMPRESSIVE EXECUTIVE DETACHED PROPERTY \*\*\*\* EXTENDED AND MUCH IMPROVED THROUGHOUT \*\*\*\* FOUR BEDROOMS, TWO EN SUITES & A REFITTED SHOWER ROOM \*\*\*\* Abode are delighted to bring to the market this well presented family home with open fields to the front. In brief the property offers a porch and entrance hall, guest cloakroom, large lounge with feature fireplace and dual stove burner. Separate dining room, sun lounge, study and a modern fitted kitchen with utility room. Four first floor bedrooms, two en suite shower rooms and a refitted family shower room. Ample parking to the front and the front part of the garage used for storage, enclosed landscaped rear garden with seating areas, timber bar and covered entertaining/tv area. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.



**ABODE**  
SALES & LETTINGS

## PORCH

Entrance door into the upvc double glazed porch, door into the hall.

## HALL

Radiator, stairs to the first floor, double doors to the lounge and a door to -

## CLOAKROOM

Vanity sink unit with wash hand basin and storage cupboard, low flush wc, upvc double glazed window and a radiator.

## LOUNGE

25'6 x 16'4

Feature dual burning stove for logs and a gas point, set within the exposed brick chimney breast, slate hearth and a beam mantle. UPVc double glazed windows, radiators, doors to the inner hall, kitchen and sun lounge.

## SUN LOUNGE

11'9 x 10'6

Upvc double glazed windows and doors onto the garden and a radiator.

## INNER HALL

Storage cupboard and under stairs storage cupboard, double doors to the dining room and open through to the kitchen.

## DINING ROOM

16'4 x 7'9

Oak wood flooring, radiator and upvc double glazed window.



## KITCHEN

16'9 x 9'5

High specification kitchen offering fitted wall mounted, base and drawer units with granite work surfaces and breakfast bar. Sink unit with mixer tap, two fitted electric eye level ovens, 5 ring gas hob and an extractor hood. Integrated fridge freezer and dishwasher, tiled floor, two upvc double glazed windows, radiator and a door to the utility room.







### UTILITY ROOM

9'0 x 8'8

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Plumbing and space for a washing machine, space for a tumble dryer, upvc double glazed window, door to the garden and a door to the study.

### STUDY

10'6 x 9'6

Double storage cupboard, radiator, upvc double glazed window and a door into the remaining storage section of the garage.



### FIRST FLOOR LANDING

Double storage cupboard, loft access and doors to -

### BEDROOM

16'1 x 10'1

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

### EN SUITE

7'9 x 6'2

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

### BEDROOM

13'3 x 10'7

Upvc double glazed window, radiator and door to -

### EN SUITE

Over sized shower cubicle, low flush wc, wash hand basin, heated towel radiator and upvc double glazed window.

### BEDROOM

17'6 x 9'2

Upvc double glazed windows to the front and rear elevations, radiator.



### BEDROOM

14'6 x 8'2

Storage cupboard, radiator and upvc double glazed window.

### SHOWER ROOM

7'0 x 6'5

Refitted suite comprising a walk in shower, vanity sink unit with wash hand basin and storage cupboard, low flush wc, heated towel radiator, under floor heating and upvc double glazed window.

### OUTSIDE

Block paved drive providing ample parking to the front, lawn area and side gated access to the rear garden. The rear garden offers a lawn with a paved patio, timber bar included in the sale and a green house. Italian style patio area, covered entertaining/tv area, pergola and a side log store.





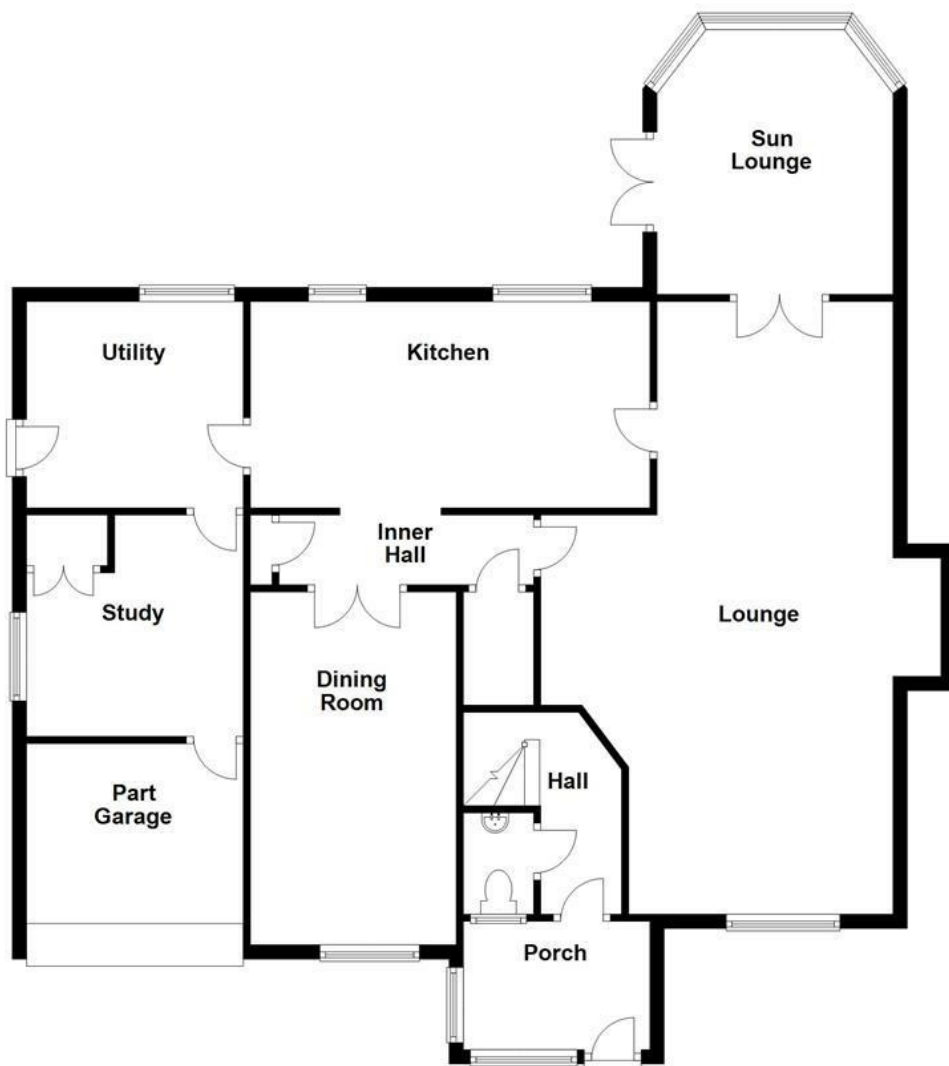








### Ground Floor



### First Floor

