




ABODE
SALES & LETTINGS
FOR SALE
01283 845888



****360 VIRTUAL TOUR**** A beautifully appointed four bedroom detached home, having an extended driveway providing ample parking facility and is located close to a range of local amenities and transport links. The property benefits from a modern kitchen diner, four well proportioned bedrooms, integral garage and an en-suite to the master bedroom. Viewing is highly recommended strictly via appointment only.



Accommodation

Entrance hallway

With central heating radiator, tiled flooring, under stairs storage cupboard, stairs rising to the first floor and doors leading off to:

WC/cloaks

With a low level WC, wash hand basin with mixer tap and vanity unit below, double glazed windows to the front, heated ladder towel rail, tiled flooring and tiled walls.

Kitchen Diner

With a selection of matching wall and base units, having a straight edge preparation work surface, sink with mixer tap and drainer, integrated drinks cooler, fridge freezer, dishwasher, AEG induction hob, Neff double electric ovens, two central heating radiators, double glazed windows to the side and front elevation, tiled flooring and a double glazed door leading out onto the garden.

First Floor Landing

With airing cupboard, loft hatch and doors leading off to:

Master Bedroom

With central heating radiator, double glazed windows to the front and side elevation, built in wardrobes and a door leading to the en-suite shower room.

En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit



below, shower cubicle with gravity shower over heated ladder towel rail, tiled walls and a double glazed window to the front elevation.

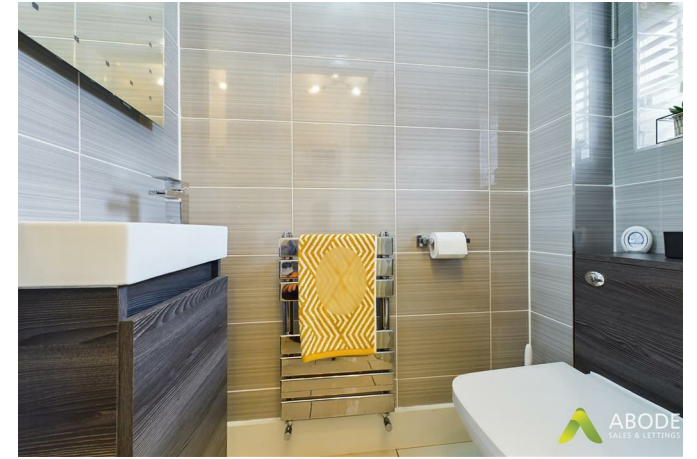
Bedroom Two

With central heating radiator, built in wardrobe and a double glazed window to the front elevation.

Bedroom Three

With a built in sliding mirror wardrobe and a double glazed window to the rear elevation.







Bedroom Four

With central heating radiator and a double glazed window to the rear elevation.

Family Bathroom

With a four piece suite comprising: low level wc, wash hand basin with mixer tap and vanity unit below, bath with mixer tap and handset, shower cubicle with gravity shower over, heated ladder towel rail, half tiled walls and a double glazed window to the rear elevation.



Outside

The outside of the property to the front elevation offers an extensive driveway providing ample parking facility, which leads to a laid to lawn garden, integral garage and pathway taking you to the front entrance door. The rear elevation offers an enclosed mainly laid to lawn garden, with patio area ideal for seating.











Floor 0



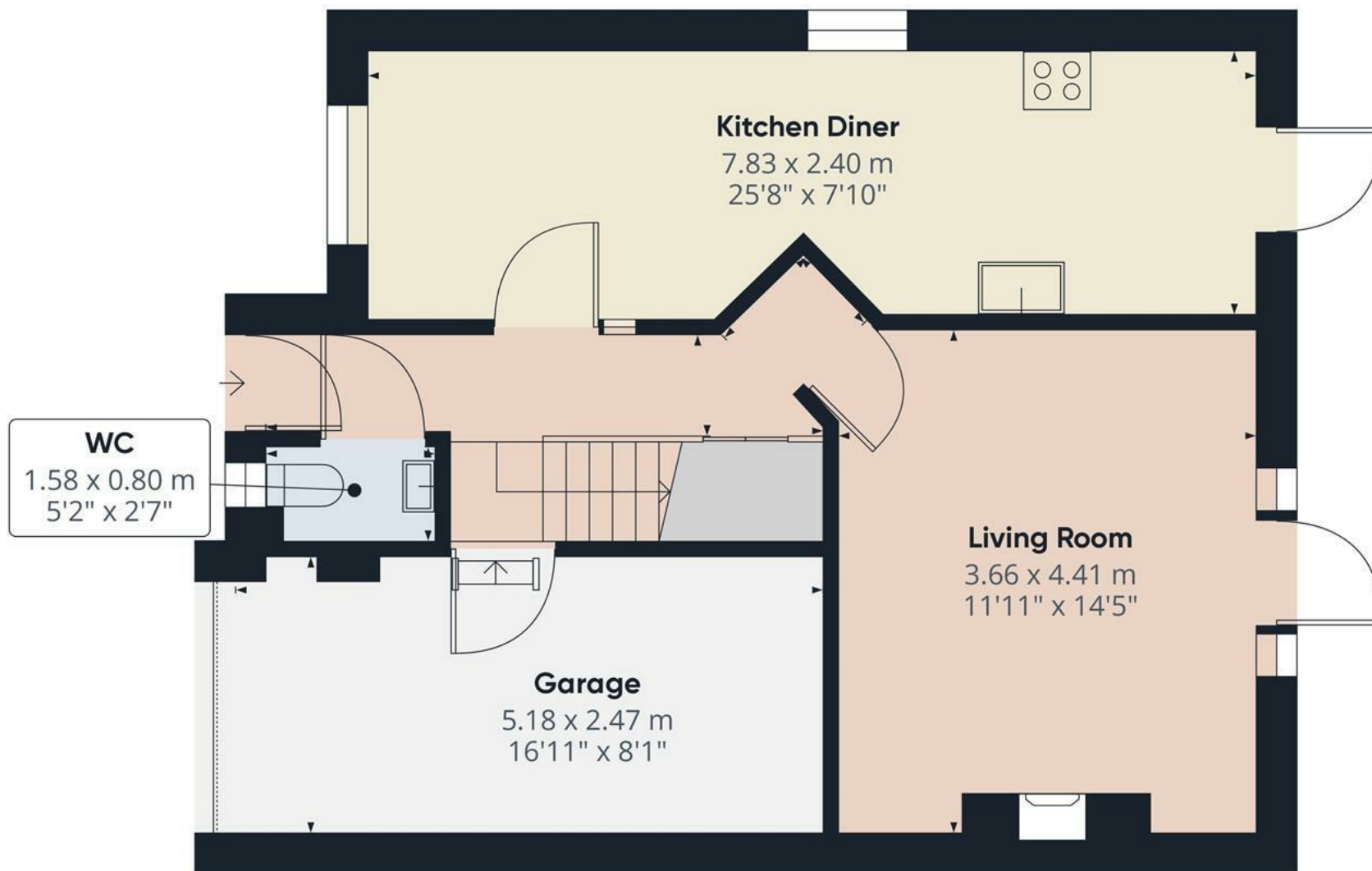
Floor 1

Approximate total area⁽¹⁾
107.95 m²
1161.95 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360



Approximate total area⁽¹⁾

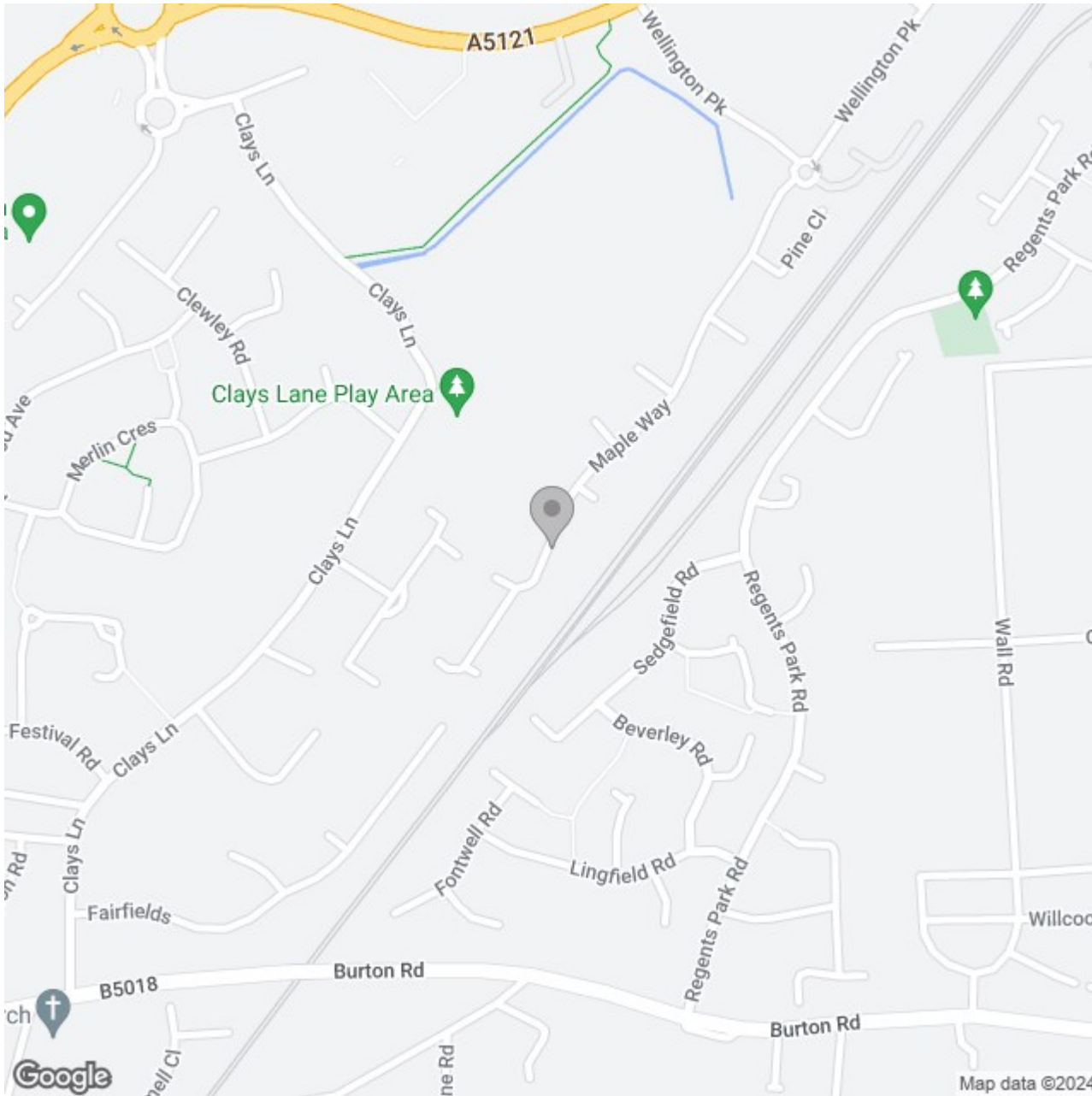
56.82 m²
611.64 ft²

(1) Excluding balconies and terraces.

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

GIRAFFE360

Floor 0



Energy Efficiency Rating

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