







A beautifully appointed four bedroom detached home, having good access to a range of local amenities and transport links. The property benefits from having three reception rooms, internal garage, utility room, four well proportioned bedrooms with two having en-suite shower rooms as well as a further family bathroom. Viewing is highly recommended strictly via appointment only.





## Accommodation

### Entrance hallway

With central heating radiator, stairs rising to the first floor and doors leading off to:

### WC/cloaks

With central heating radiator, double glazed window to the front elevation, low level wc, wash hand basin and built in storage cupboard.

### Kitchen Diner

With a selection of matching wall and base units having a roll edge laminate preparation work surface, one and a half bowl sink with mixer tap, drainer and waste disposal, four ring gas hob with electric oven below, double glazed window to the rear elevation, under stairs storage and a door leading to the utility room.

### Lounge

With central heating radiator, double glazed window to the front elevation and an opening leading to the dining room.

### Dining Room

With central heating radiator, opening leading to the living room and door leading to the conservatory.

### Conservatory

With central heating radiator, double glazed windows to the side and rear elevation and French doors leading out onto the garden.

### Utility Room

With central heating radiator, selection of base units



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with work top having a sink and mixer tap, space for washing machine and tumble dryer, double glazed window to the side and rear elevation, door leading to integral garage and a door leading onto the garden.

### First floor landing

With loft hatch leading to a half boarded loft with shelving and doors leading off to:

### Master Bedroom

With central radiator, two double glazed window and a



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door leading to:

#### En-suite shower room

With a four piece suite comprising: low level wc, wash hand basin with mixer tap, bidet, shower cubicle with glass sliding doors and a double glazed window to the rear elevation.

#### Bedroom Two

With central heating, double glazed window to the front elevation, built in wardrobe 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, central heating radiator and a shower cubicle with glass folding door.

#### Bedroom Three

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

#### Bedroom Four

With central heating radiator, two phone line points and additional plug sockets ideal for use as an office and a double glazed window to the rear elevation.

#### Family Bathroom

With a jacuzzi bath, wash hand basin with mixer tap, low level WC, central heating radiator and a double glazed window to the rear elevation.

#### Outside

The outside of the property to the front elevation offers a block paved driveway providing parking facility which leads to the integral garage and front entrance door. The

rear elevation offers a low maintenance garden having several seating areas, with a patio area ideal for entertaining, all of which is enclosed via timber fencing.





















Floor 1

Approximate total area<sup>(1)</sup>  
130.56 m<sup>2</sup>  
1405.35 ft<sup>2</sup>



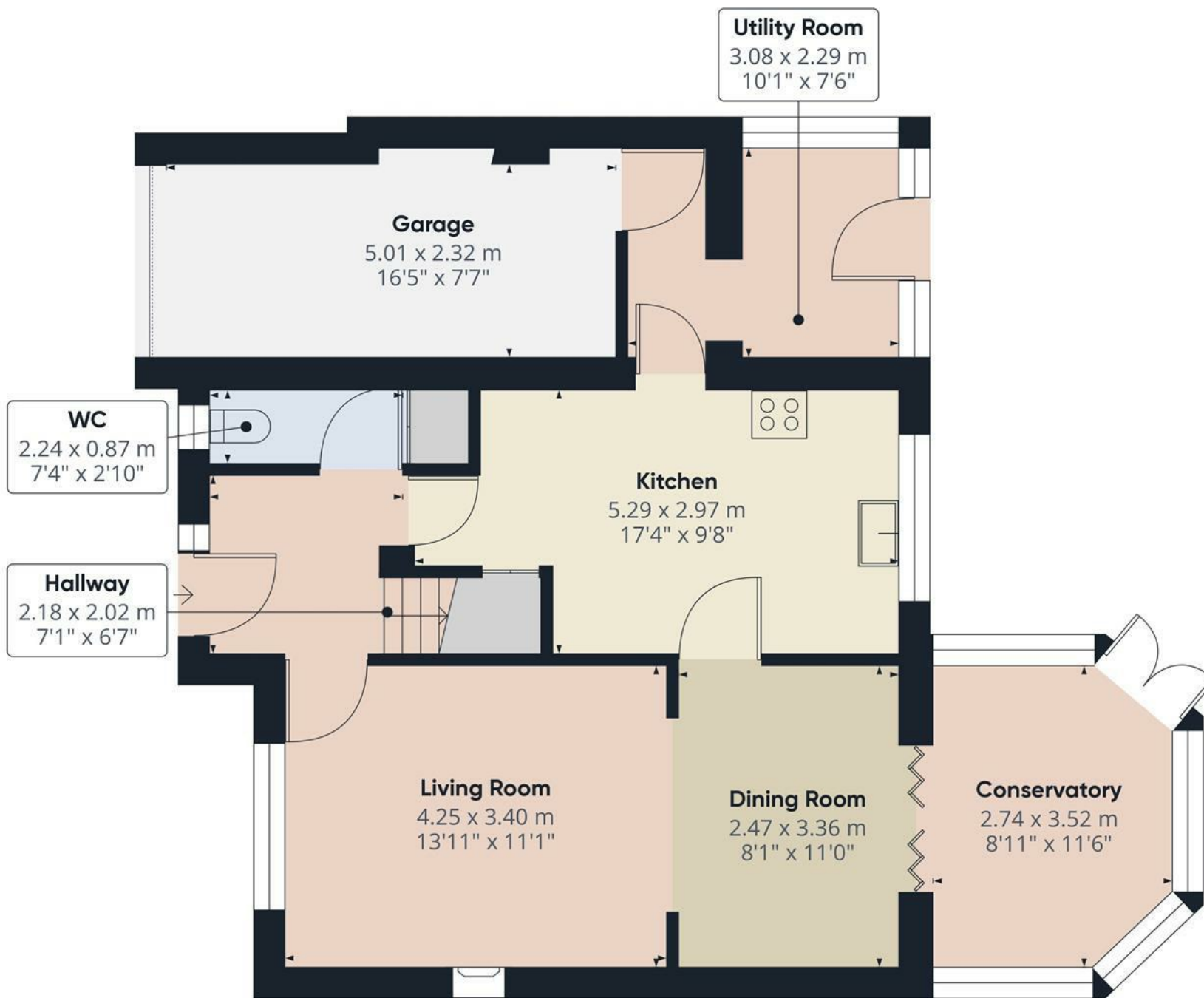
Floor 2

(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.

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Floor 1

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

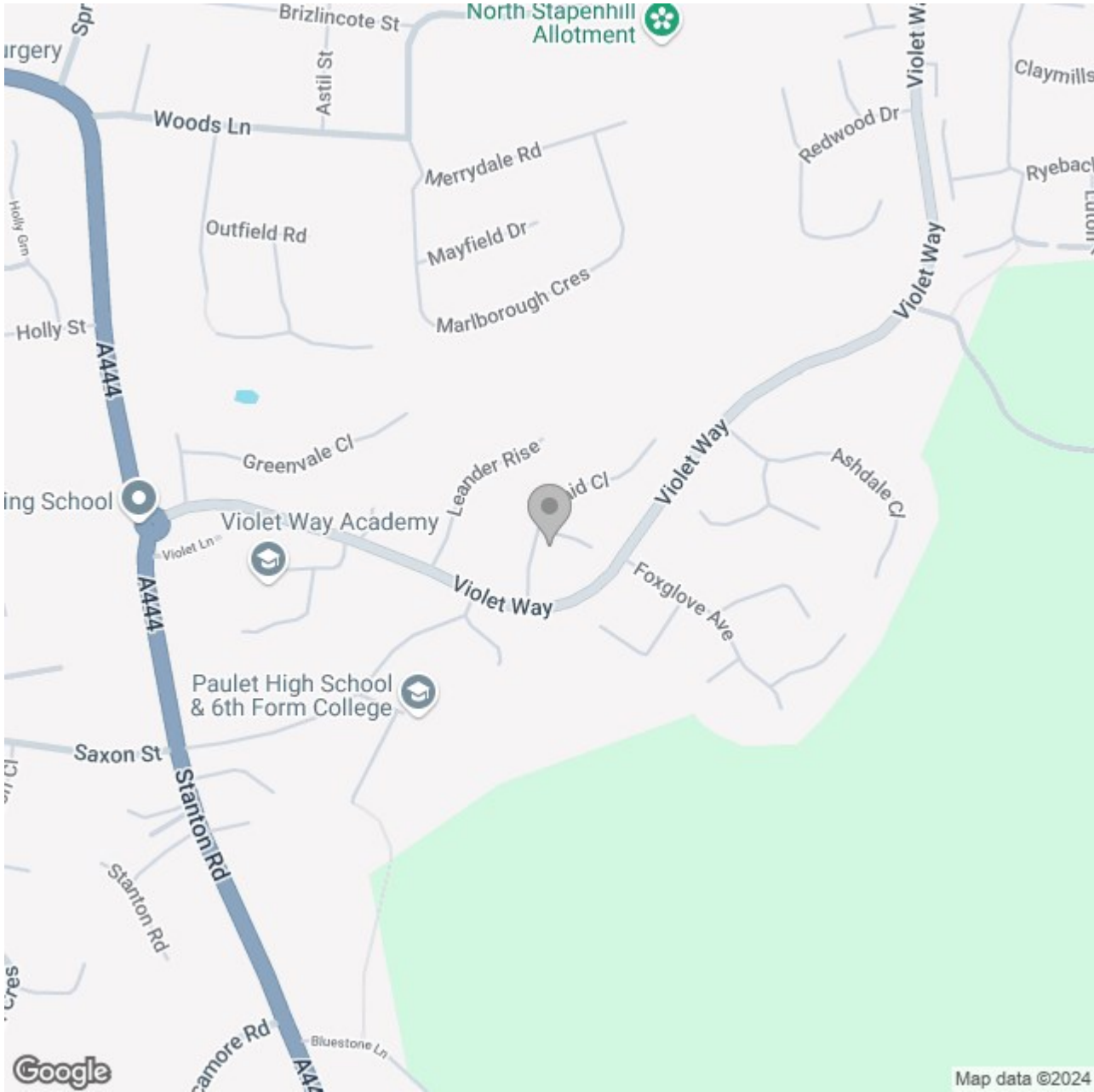
75.17 m<sup>2</sup>  
809.16 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</b>	
(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	