



ABODE  
SALES & LETTINGS





\*\*\*\* EXTENDED FAMILY HOME OFFERING 4 BEDROOMS AND A RE-FITTED LIVING & DINING KITCHEN \*\*\*\* Beautifully presented family home offering a porch and hall, lounge, open plan living and dining kitchen, guest cloakroom, three bedrooms and bathroom on the first floor and a master bedroom with wardrobes on the second floor. Ample parking to the front, good size garage and a detached converted garage into a family room/office/gym. INTERNAL VIEWING IS HIGHLY RECOMMENDED





## PORCH

Entrance door into the porch with a door into -

## HALL

Radiator, upvc double glazed window to reside, storage cupboard and doors to -

## LOUNGE

Feature beamed mantle, upvc double glazed window to the front and a radiator.

## OPEN PLAN LIVING & DINING KITCHEN

Fitted wall mounted, base and drawer units with oak worktops and breakfast bar. Fitted electric double oven and microwave, electric hob and extractor fan. Integrated dishwasher, fridge and freezer, radiator, upvc double glazed window and door onto the garden.

## CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage under, radiator.

## FIRST FLOOR LANDING

Upvc double glazed window to the rear, storage cupboard, stairs to the second floor and doors to -

## BEDROOM

Upvc double glazed window and radiator.

## BEDROOM

Upvc double glazed window and radiator.



## BEDROOM

Upvc double glazed window, storage cupboard and radiator.









### **BATHROOM**

Panel enclosed bath with a shower over, low flush wc, wash hand basin with storage under, radiator and upvc double glazed window.

### **SECOND FLOOR LANDNG**

Upvc double glazed window.

### **MASTER BEDROOM**

Built in wardrobes and drawers, radiator and two upvc double glazed windows.

### **OUTSIDE**

Ample parking to the front with double gates to the enclosed rear garden and detached workshop/office/gym. The garden offers a good size patio and lawn.

### **WORKSHOP/OFFICE/GYM**

Converted garage with upvc double glazed window, plumbing and space for a washing machine. Versatile floor perfect for home office or family room, gym or bar.

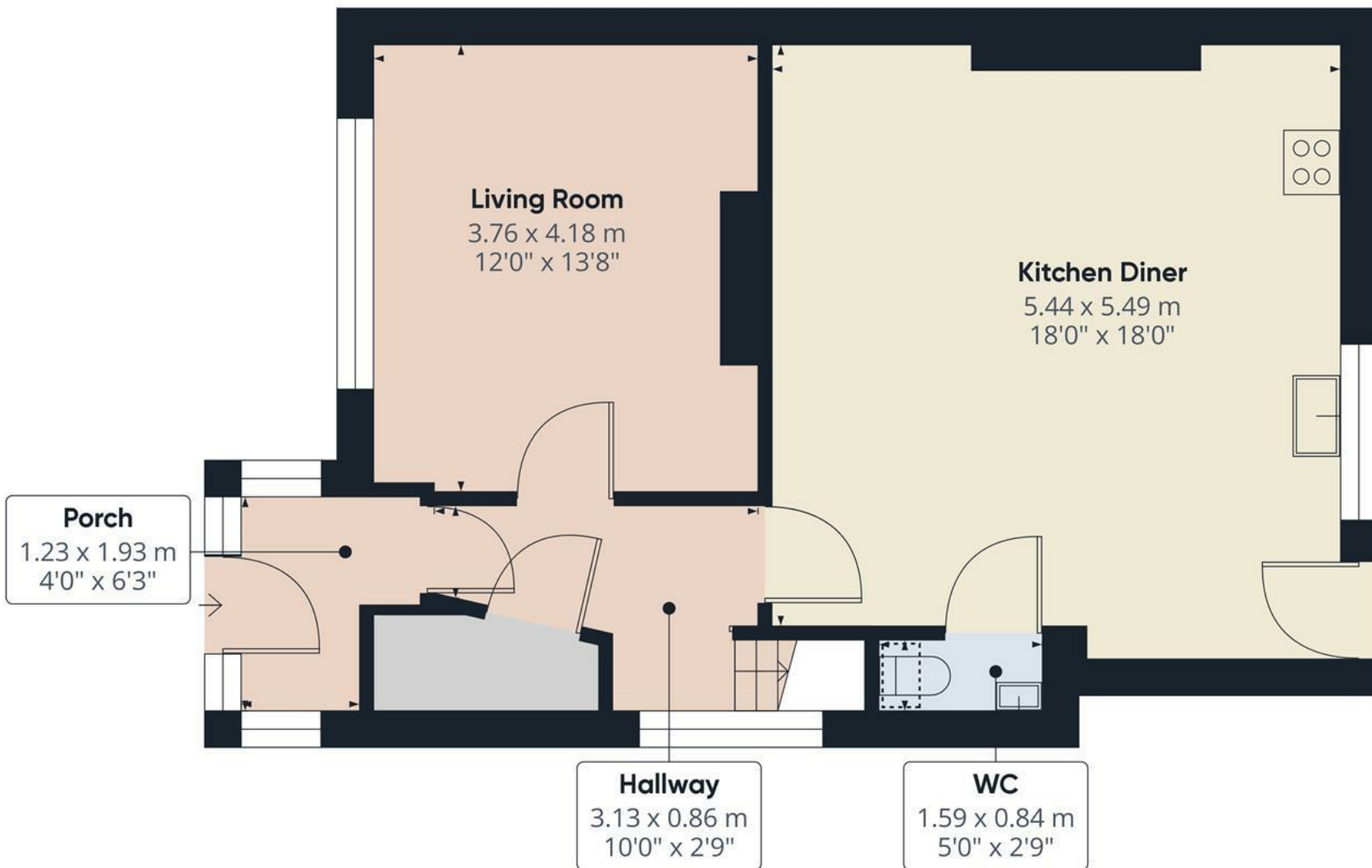












**Approximate total area<sup>(1)</sup>**

56.92 m<sup>2</sup>

612.68 ft<sup>2</sup>

**Reduced headroom**

0.31 m<sup>2</sup>

3.34 ft<sup>2</sup>

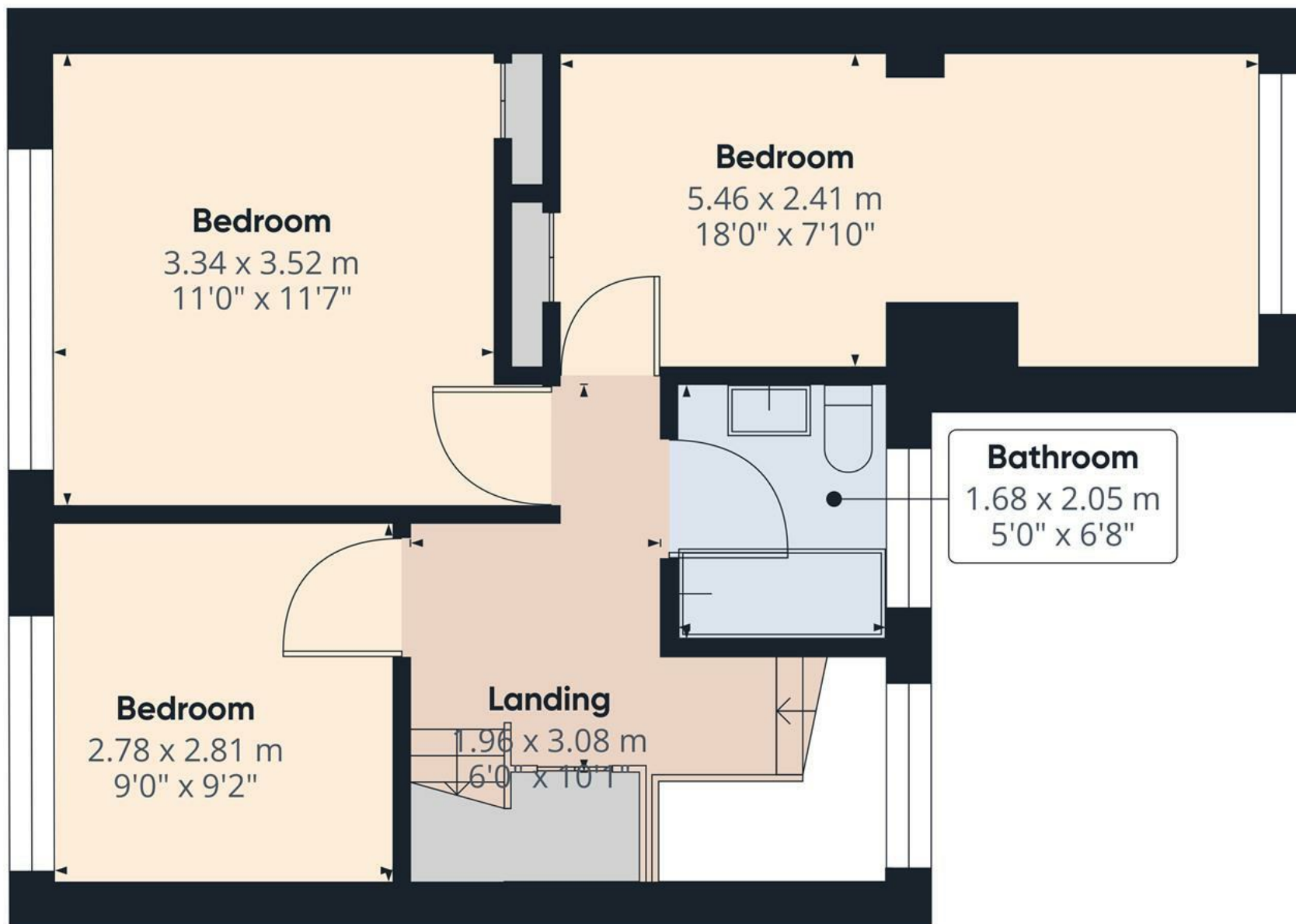
(1) Excluding balconies and terraces

 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.

**GIRAFFE360**





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

46.94 m<sup>2</sup>  
505.26 ft<sup>2</sup>

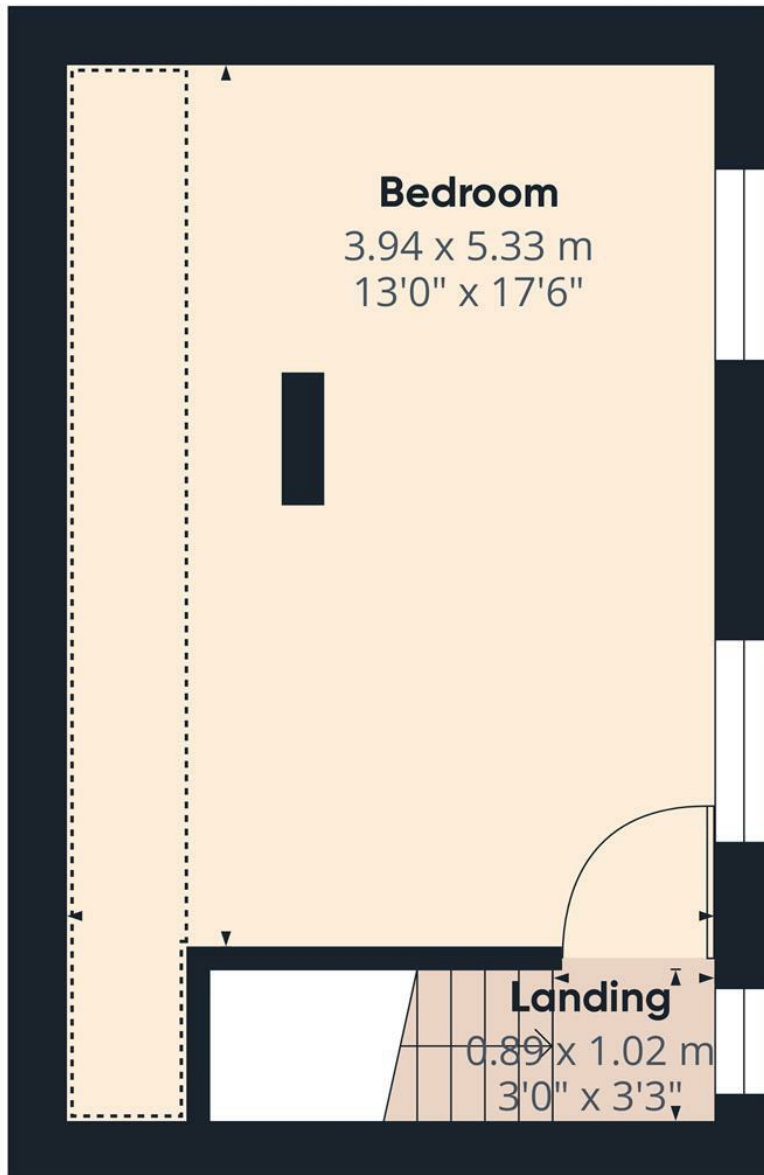
(1) Excluding balconies and terraces

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Floor 1





Floor 2

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

22.77 m<sup>2</sup>  
245.09 ft<sup>2</sup>

**Reduced headroom**

3.82 m<sup>2</sup>  
41.12 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>		<b>77</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</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	