





ABODE  
SALES & LETTINGS



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**\*\* SOUTH FACING \*\* FOUR BEDROOMS \*\*  
DETACHED FAMILY HOME \*\* AMPLE OFF ROAD  
PARKING AND DETACHED GARAGE \*\***

This family home is ideally situated with gated access from the rear garden into Gorsty Hill fields- perfect for countryside walks! The property boasts ample off road parking, large detached garage and beautifully enclosed rear garden.

In brief, the property comprises entrance hallway, downstairs WC, lounge with double doors leading into the dining room, conservatory, large modern kitchen, utility and family room/ office to the ground floor. To the first floor, there is a master bedroom with ensuite, three further bedrooms and a family bathroom.

The garden has recently been landscaped, providing the perfect entertainment space for family and guests! The main garden is mainly laid to lawn, with patio and gazebo and lower paved area surrounding the property. To the rear of the detached garage there is a further storage room.



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### Entrance Hall

UPVC window to the front with door leading in from the driveway, central heating radiator, smoke detector, access to understairs storage cupboard.

### WC

White WC and sink, UPVC double glazed window to front elevation, central heating radiator.

### Living Room

Double glazed window to front elevation, gas feature fireplace with mantle and hearth, central heating radiator. Double doors leading into:-

### Dining Room

Central heating radiator, patio sliding doors leading into:-

### Conservatory

UPVC double glazed windows to the rear and side elevations, double patio doors leading out into the garden, lighting.

### Kitchen

Modern base and eye level units with complimentary worktops, double porcelain sink with Kettle tap providing boiling and filtered water, two UPVC double glazed windows to the rear overlooking the garden. Flavel dual fuel cooker with extractor above, built in dishwasher, space and plumbing for freestanding fridge freezer and washing machine, tiled flooring, spot lighting, breakfast bar, central heating radiator and side door leading out into the garden.



### Family Room/ Study

Previously an integral garage converted into extra living space, UPVC double glazed window to the front elevation, central heating radiator, fuse box, loft access.

### Utility Room

Housing the boiler, space and plumbing for fridge freezer and tumble dryer.







### Landing

Loft access, access to airing cupboard housing hot water tank.

### Master Bedroom

UPVC double glazed window to the front elevation, four door built in wardrobes, central heating radiator.

### Ensuite

White bathroom suite comprising;- WC, sink, double shower cubicle with overhead and handheld shower and shelving within the cubicle. Towel radiator and frosted UPVC double glazed window to side elevation.



### Bedroom

Central heating radiator, UPVC double glazed window to the rear elevation.

### Bedroom

UPVC double glazed window to the rear elevation, central heating radiator.

### Bedroom

Built in wardrobes with drawers, UPVC double glazed window to the front elevation, central heating radiator.

### Family Bathroom

Bath with shower over, WC and sink, central heating radiator, tiled walls, UPVC double glazed window to the side elevation, wall cabinet, towel rails.



### Garage

Detached brick built garage with its own oil fired central heating boiler, lighting and electrics. underfloor heating and electric roll shutter door. Further storage room to the rear of the garage.

### Garden

To the front of the property the tarmacadam driveway

provides ample off road parking and access to the detached garage. Borders to the front with shrubbery and gated access to both sides of the property to the rear garden.

The rear garden has been beautifully landscaped, with patio surrounding the property leading up to the lawned area. Seating area with gazebo and lighting, railway sleepers, fencing surrounding the borders, mature shrubbery, bushes, trees and hedging. Access to Gorsty Hill field and beyond.



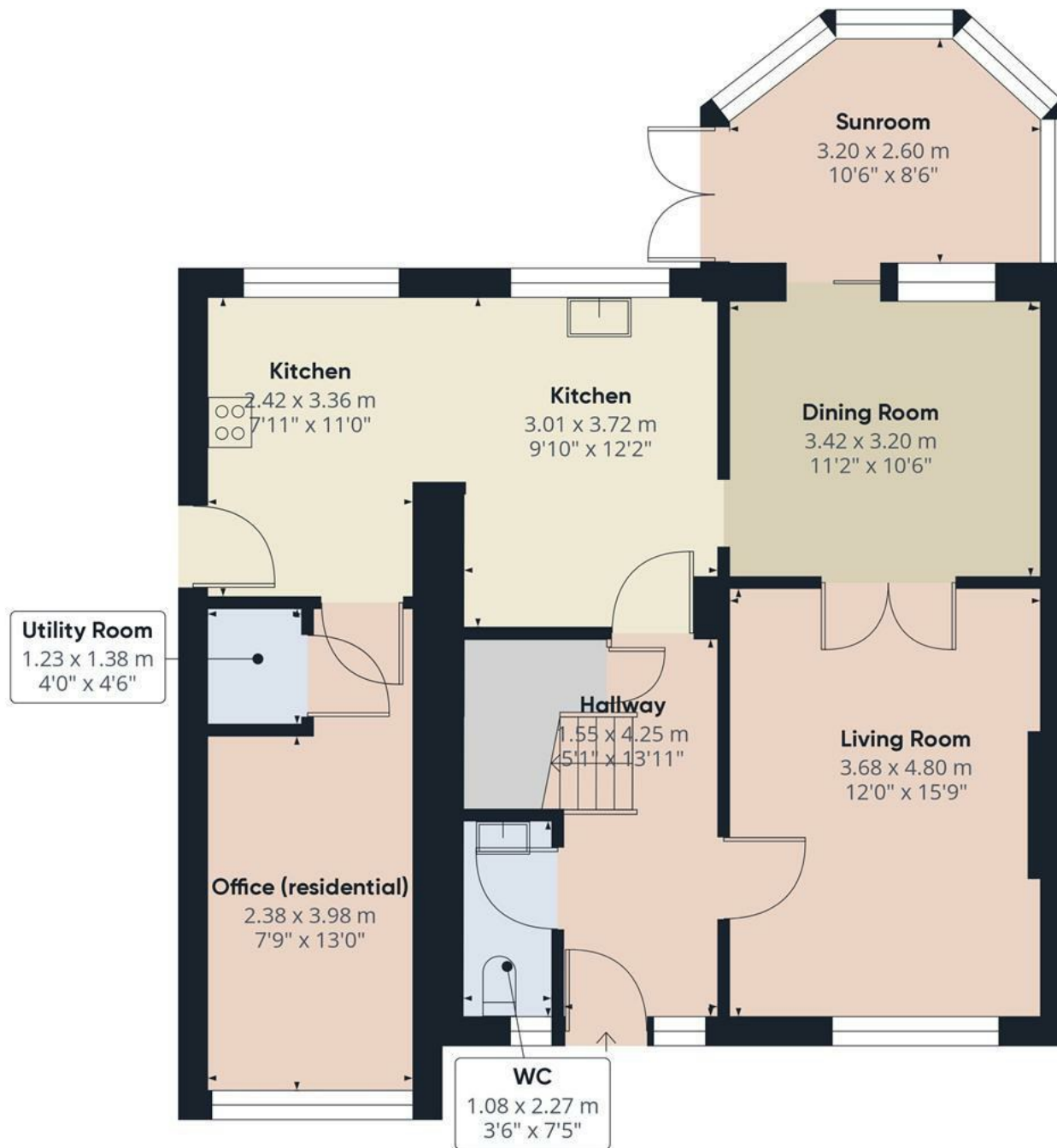












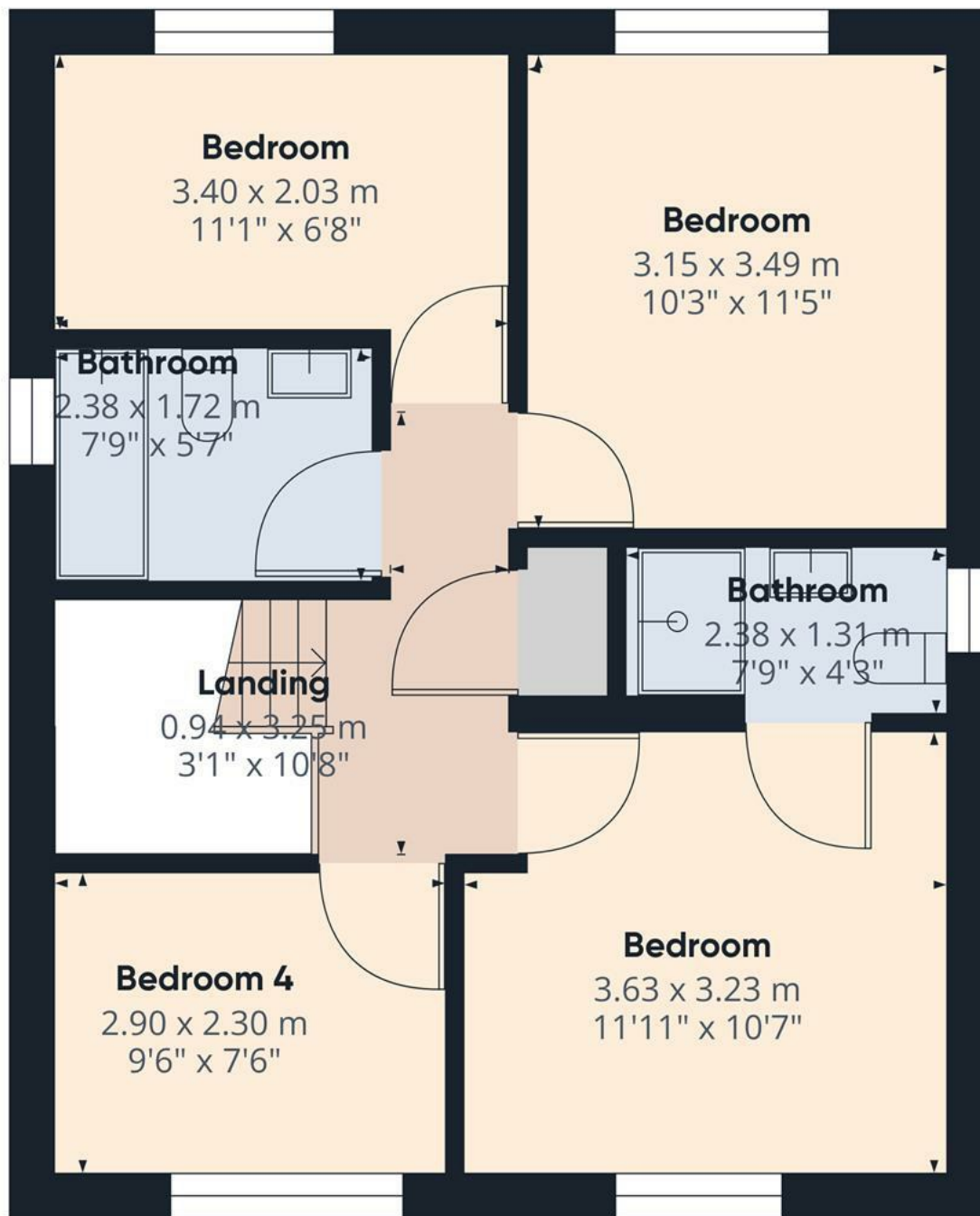
Floor 0 Building 1

Approximate total area<sup>(1)</sup>  
80.64 m<sup>2</sup>  
868 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.



Floor 1 Building 1

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

48.6 m<sup>2</sup>  
523.13 ft<sup>2</sup>

(1) Excluding balconies and terraces

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

30.72 m<sup>2</sup>  
330.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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Floor 0 Building 2



### 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>		<b>72</b>
(55-68) <b>D</b>	<b>65</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	