





**** MODERN THREE BED DETACHED HOME ****
LARGER THAN AVERAGE PLOT ** GARAGE **

This charming detached family home features three spacious bedrooms, including a master bedroom with its own ensuite. Bedrooms two and three are served by a modern, fully-fitted family bathroom. The ground floor boasts an open-plan, dual-aspect kitchen and dining area, which flows seamlessly into a utility room and opens out to the garden through elegant French doors. Additionally, there is a separate, light-filled living room with dual aspects, offering plenty of space for relaxation.

Outside, the property includes a driveway and garage located to the side, along with additional parking spaces at the front. The large, enclosed rear garden provides ample outdoor space for families to enjoy.

Estate charges apply. Viewing by appointment only.



ABODE
SALES & LETTINGS

Hallway

With a composite double glazed frosted front entry door leading into, UPVC double glazed frosted window to the front elevation, panelled flooring throughout with entry carpet, central heating radiator, smoke alarm, thermostat, doorbell chime and internal doors leading to:

Cloaks WC

With low-level WC, pedestal wash hand basin with mixer tap, complementary tiling to both floor and wall coverings, extractor fan and central heating radiator.

Lounge

Having two windows to both front and rear elevations with 2x UPVC double glazed units, central heating radiator, Ethernet and TV aerial points.

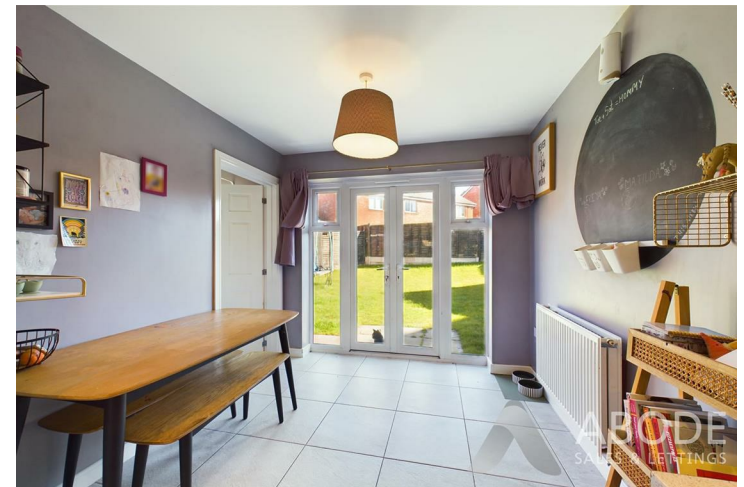
Kitchen Diner

With a UPVC double glazed window to the front elevation, UPVC double glazed French doors with adjoining double glazed units leading to the garden, tiled flooring throughout, the kitchen features a range of matching base and eye-level storage cupboards and drawers with drop edge preparation work surfaces. A range of integrated appliances includes one and a half stainless steel sink drainer with mixer tap, stainless steel gas hob with matching extractor hood, oven/grill, fridge, freezer, dishwasher, spotlighting to ceiling, smoke alarm, central heating radiator and internal door leading to:



Utility Room

With a UPVC double glazed window to the rear elevation, tiled floor throughout, stainless steel sink and drainer with mixer tap, base level storage cupboard with drop edge preparation work surface and plumbing space for under counter white goods, central heating gas boiler, useful under stairs storage cupboard and extractor fan.







Landing

With a UPVC double glazed window to the rear elevation, central heating radiator, access into loft space via loft hatch, over stairs storage cupboard with shelving, smoke alarm, internal doors lead to:

Bedroom One

With a UPVC double glazed window to the rear elevation, central heating radiator, internal door leading to:

En-suite

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece shower room suite comprising of low level WC, pedestal wash hand basin with mixer tap, double shower cubicle with sliding glass screen and complementary tiling to both floor and wall coverings, central heating radiator, spot lighting to ceiling and extractor fan.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

With a UPVC double glazed frosted glass window to the front elevation, featuring a three-piece bathroom suite comprising of low level WC, wash and basin with mixer tap, panel bath unit with mixer tap and complementary tiling to both floor and wall coverings, central heating radiator, extractor fan and spotlighting to ceiling.

Garage

With an up and over door to the front elevation,

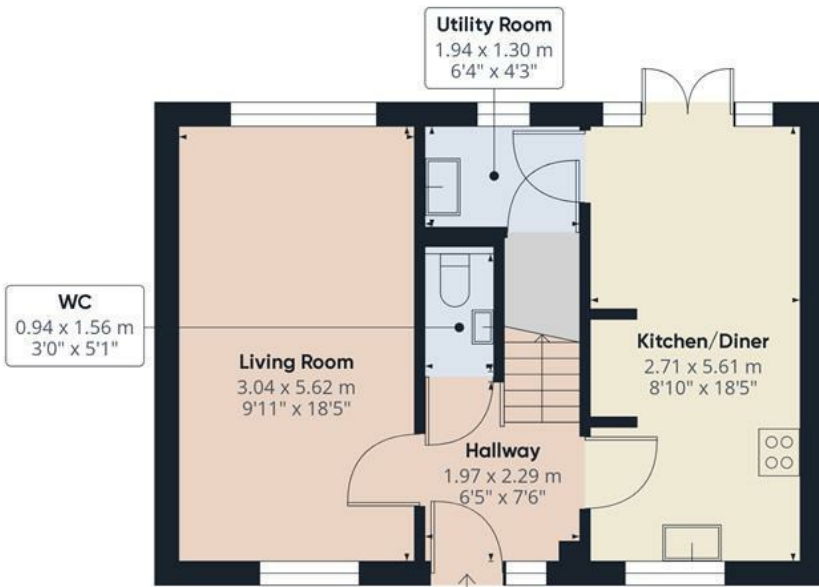




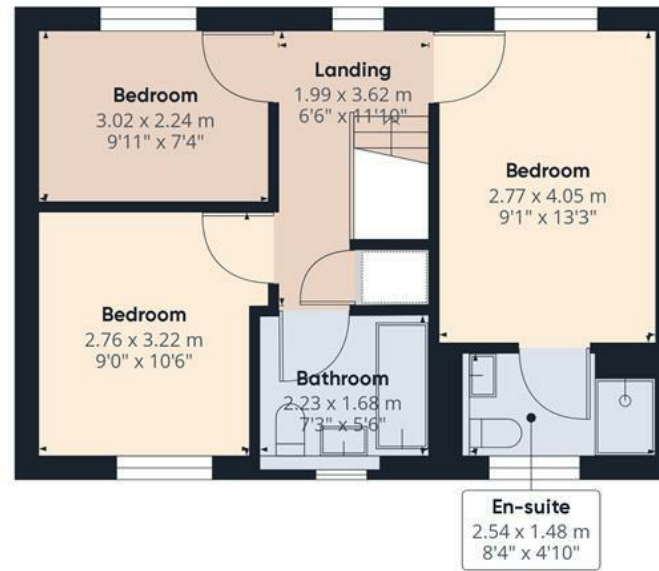








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

104.33 m²

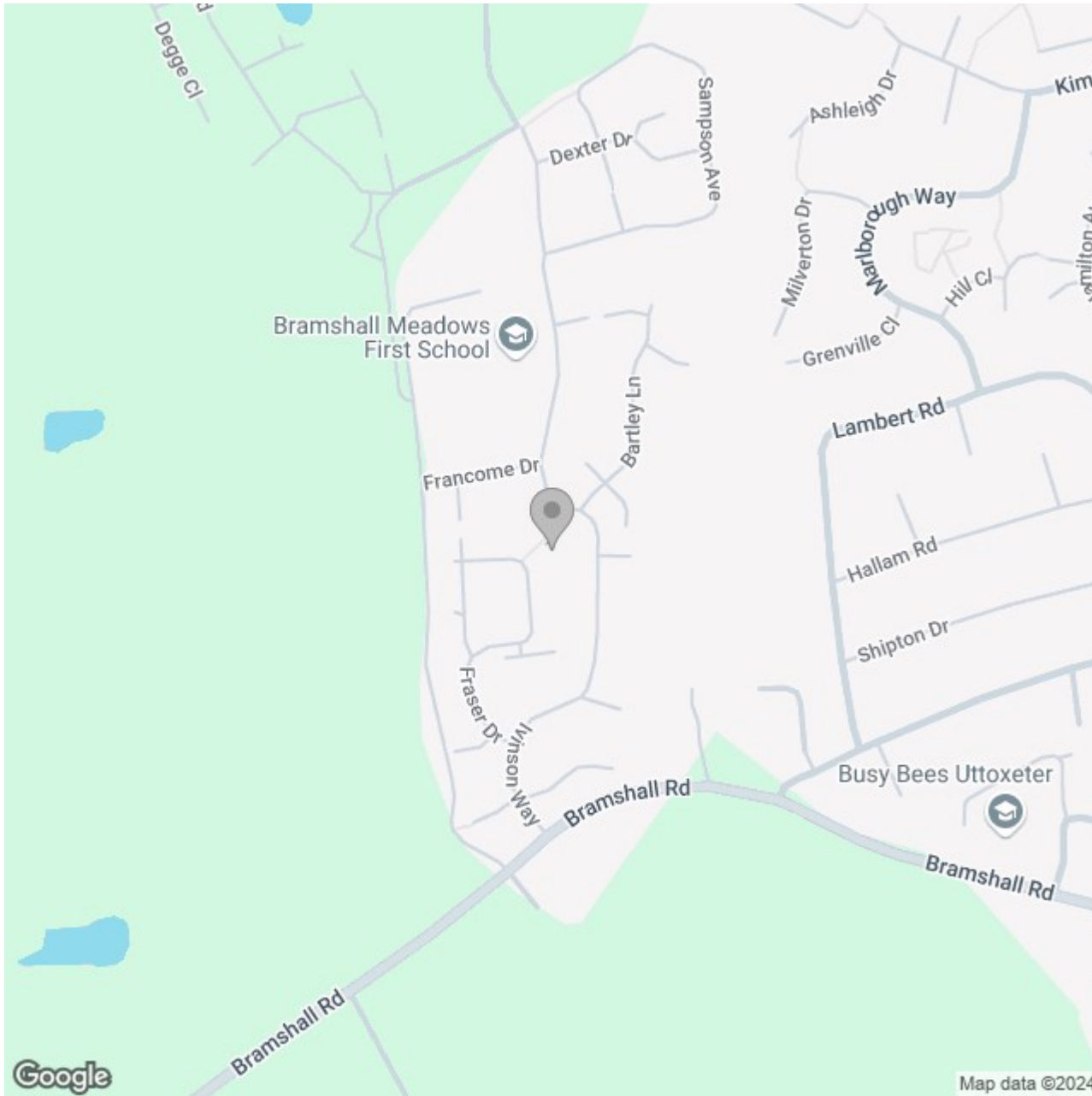
1123 ft²

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(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	