ABODE
SALES & LETTINGS

**** TWO PLOTS AVAILABLE IMMEDIATELY **** THREE BEDROOMS, TWO EN SUITES ** **READY TO VIEW TODAY INCENTIVES AVAILBLE**** This is an impressive brand new family home finished to an high specification and offering a hall, guest cloakroom, lounge, fitted kitchen with a dining and living space and double doors onto the garden. The first floor offers 2 bedrooms, en suite shower room and a bathroom with bath and shower. The top floor offers the master bedroom with en suite shower room and a walk in dressing room. Enclosed rear garden, long drive and a single garage. A viewing appointment is highly recommended.

HALL
Entrance door onto the hall with stairs to the first floor, radiator and door to -

LOUNGE
Two upvc double glazed windows, radiator and storage cupboard.

LIVING & DINING KITCHEN
Fitted wall mounted, base and drawer units with work surface and a sink and drainer unit. Fitted oven and hob, upvc double glazed windows and doors onto the garden, radiator and door to -

CLOAKROOM
Low flush wc, wash hand basin, radiator.

FIRST FLOOR LANDING
Radiator and doors to -

BEDROOM
Upvc double glazed window to the rear, wardrobes, radiator and door to -

EN SUITE
Double enclosed shower, low flush wc, wash hand basin and radiator.

BEDROOM
Wardrobes, radiator and upvc double glazed window to the front.

BATHROOM
Panel enclosed bath, corner enclosed shower, low flush wc, wash hand basin, ladder style radiator and upvc double glazed window.

OFFICE
Useful space offering flexible space, radiator, upvc double glazed window to the front and stairs to the second floor.

SECOND FLOOR

MASTER BEDROOM
Upvc double glazed window, radiator, door to the dressing room and en suite.

EAT
DRINK
NAP
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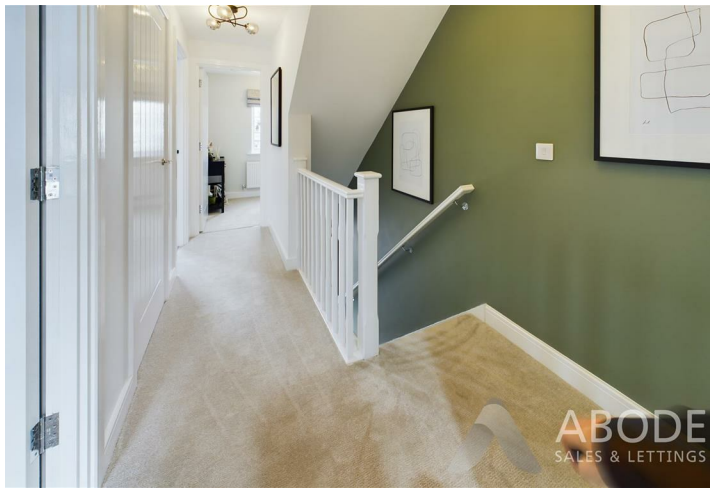
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DRESSING ROOM

Hanging space, shelves, sky light window and a door into eaves storage.

EN SUITE

Corner shower cubicle, wash hand basin, low flush wc, radiator and sky. light window.

OUTSIDE

Long drive down to a single garage with up and over door. Enclosed rear garden.

INCENTIVES ARE AVAILABLE & TWO PLOTS ARE READY NOW

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This toilet has been clean
DO NOT USE
ABODE
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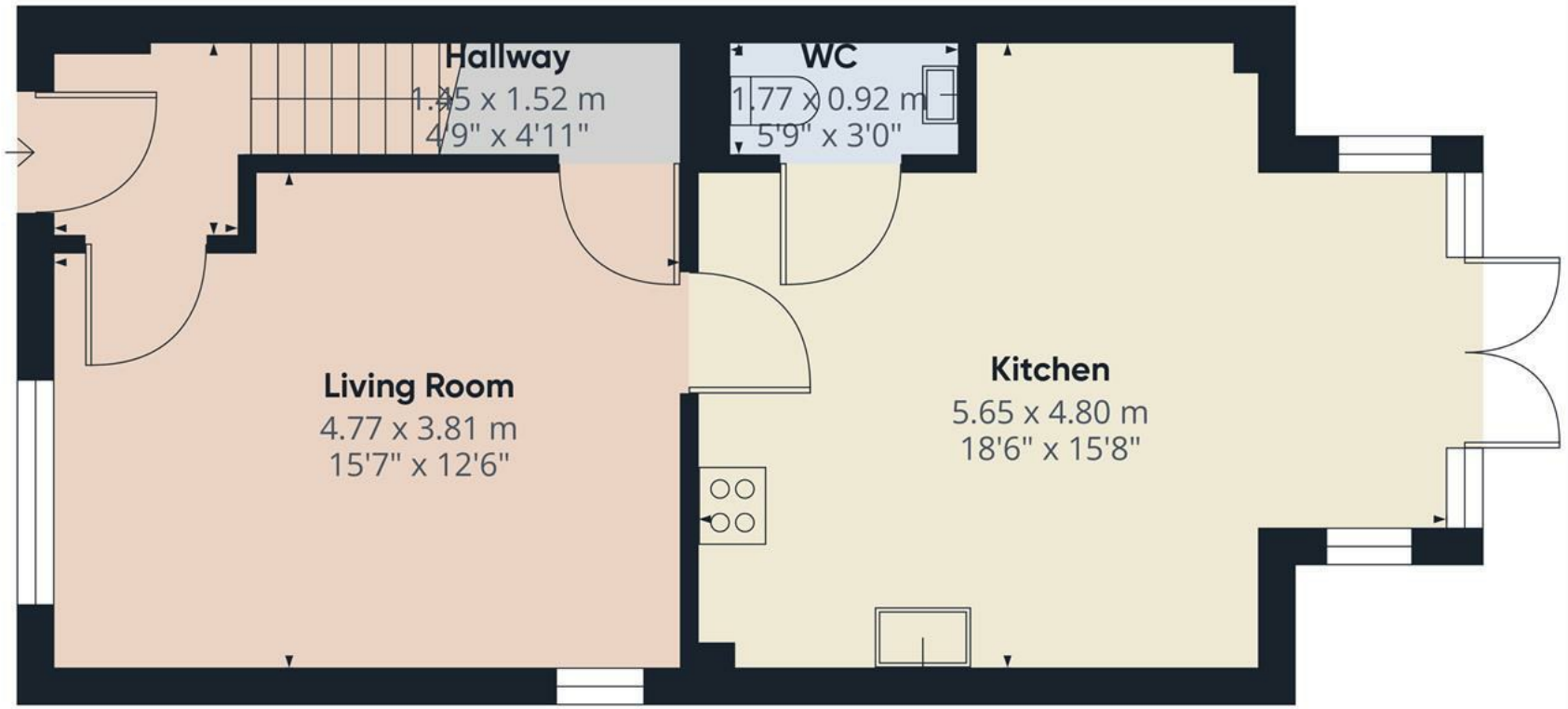

Floor 0

Approximate total area(1)

46.59 m²

501.49 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.

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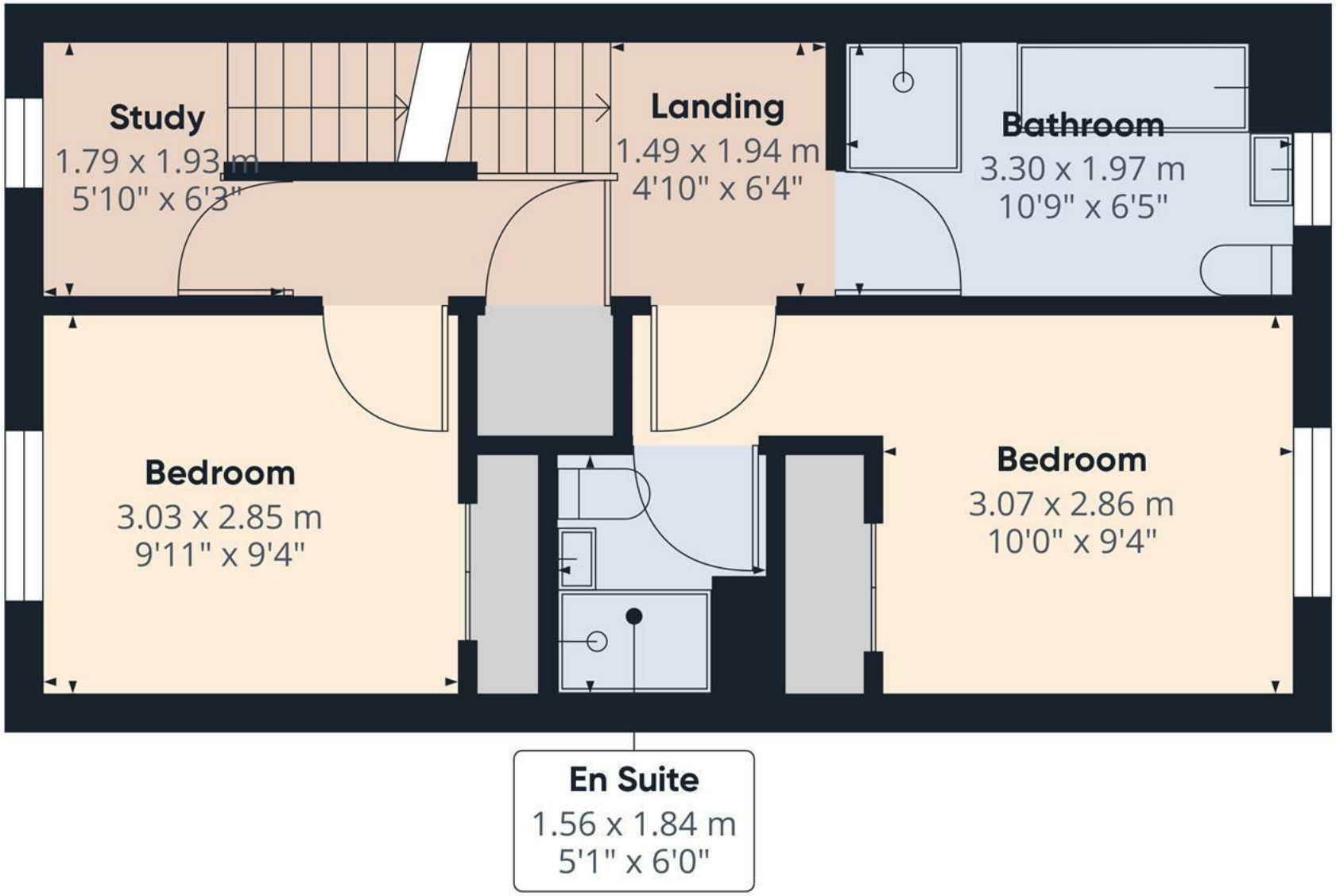

Floor 1

Approximate total area(1)

39.42 m²

424.31 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.

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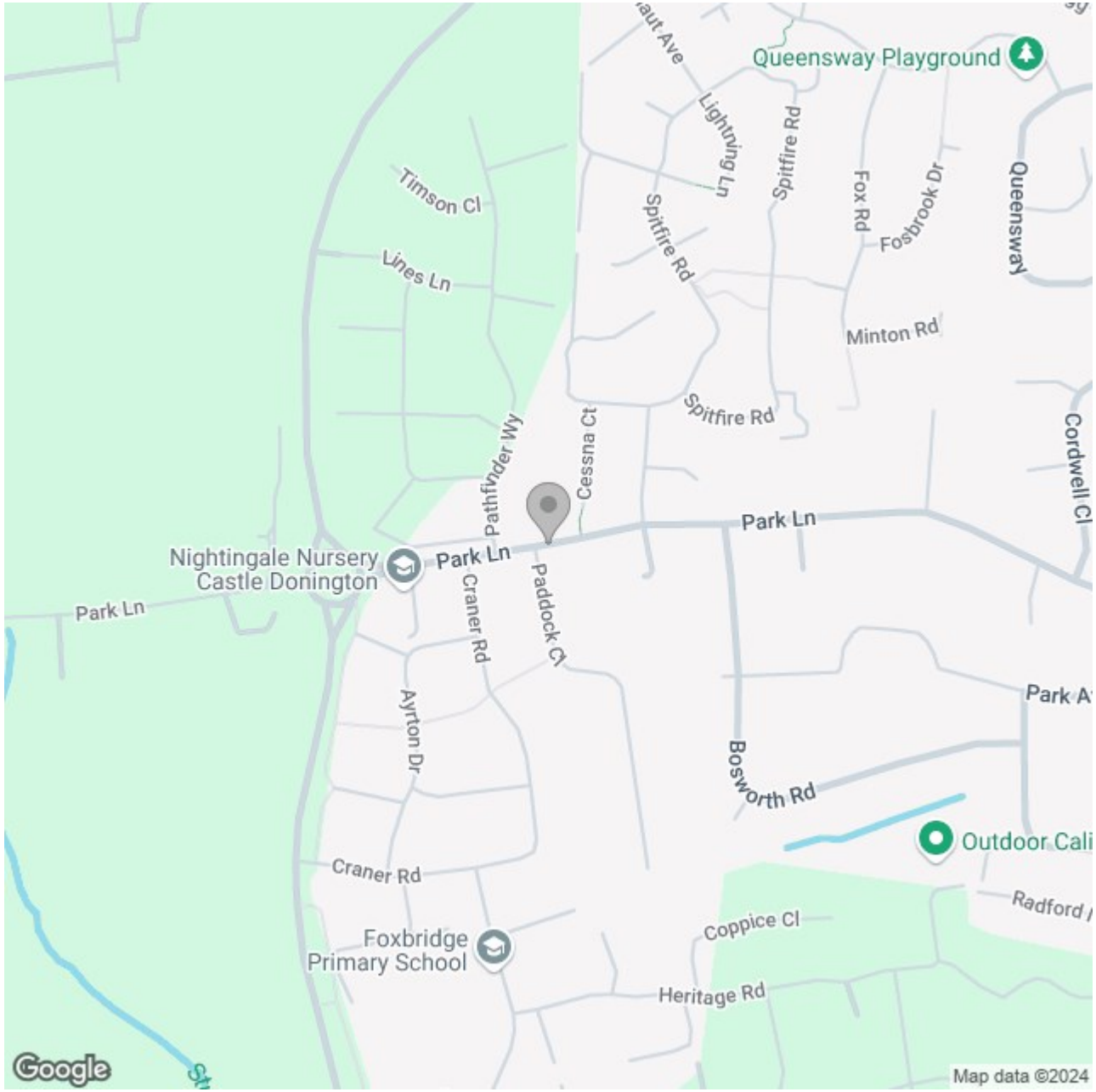

Energy Efficiency Rating

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