



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

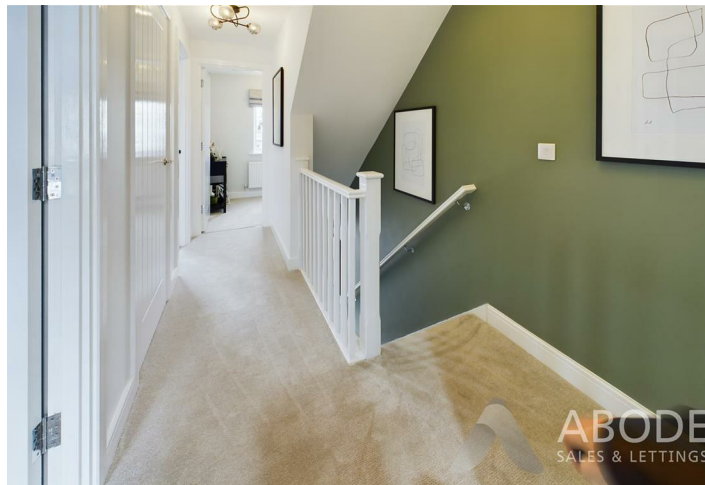
Useful space offering flexible space, radiator, upvc double glazed window to the front and stairs to the second floor.

SECOND FLOOR

MASTER BEDROOM

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







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

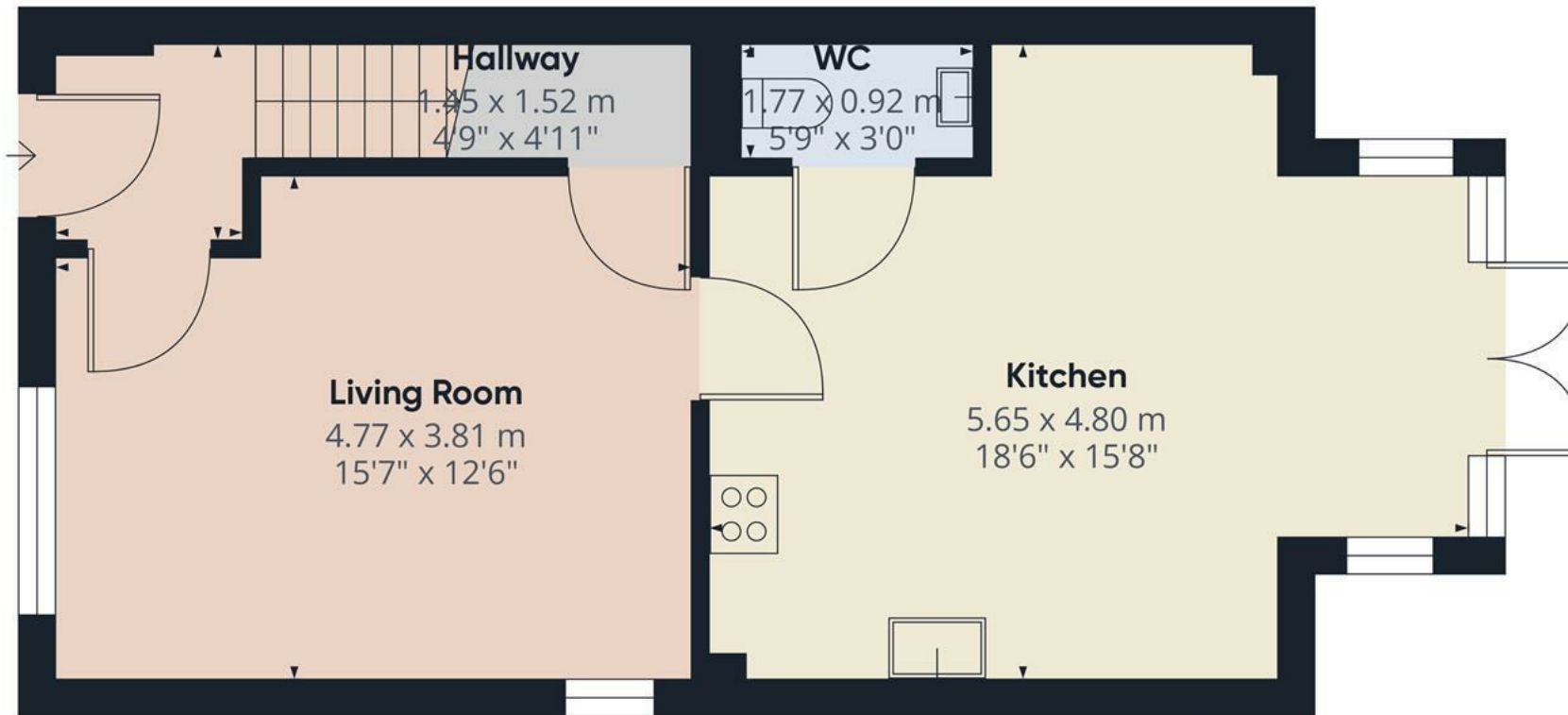
Long drive down to a single garage with up and over door. Enclosed rear garden.

INCENTIVES ARE AVAILABLE & TWO PLOTS ARE READY NOW









Approximate total area⁽¹⁾
46.59 m²
501.49 ft²

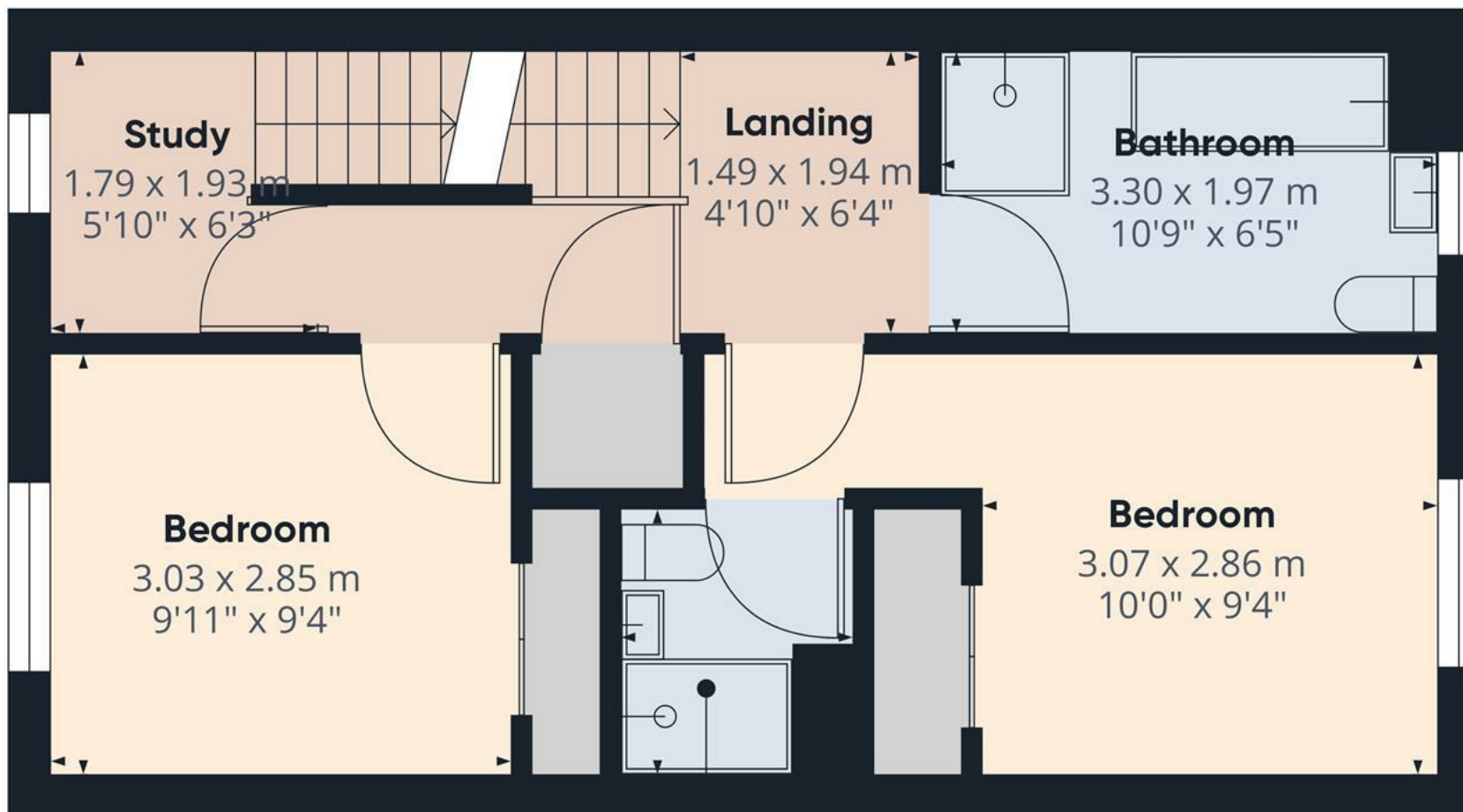
(1) Excluding balconies and terraces

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 0



Approximate total area⁽¹⁾

39.42 m²

424.31 ft²

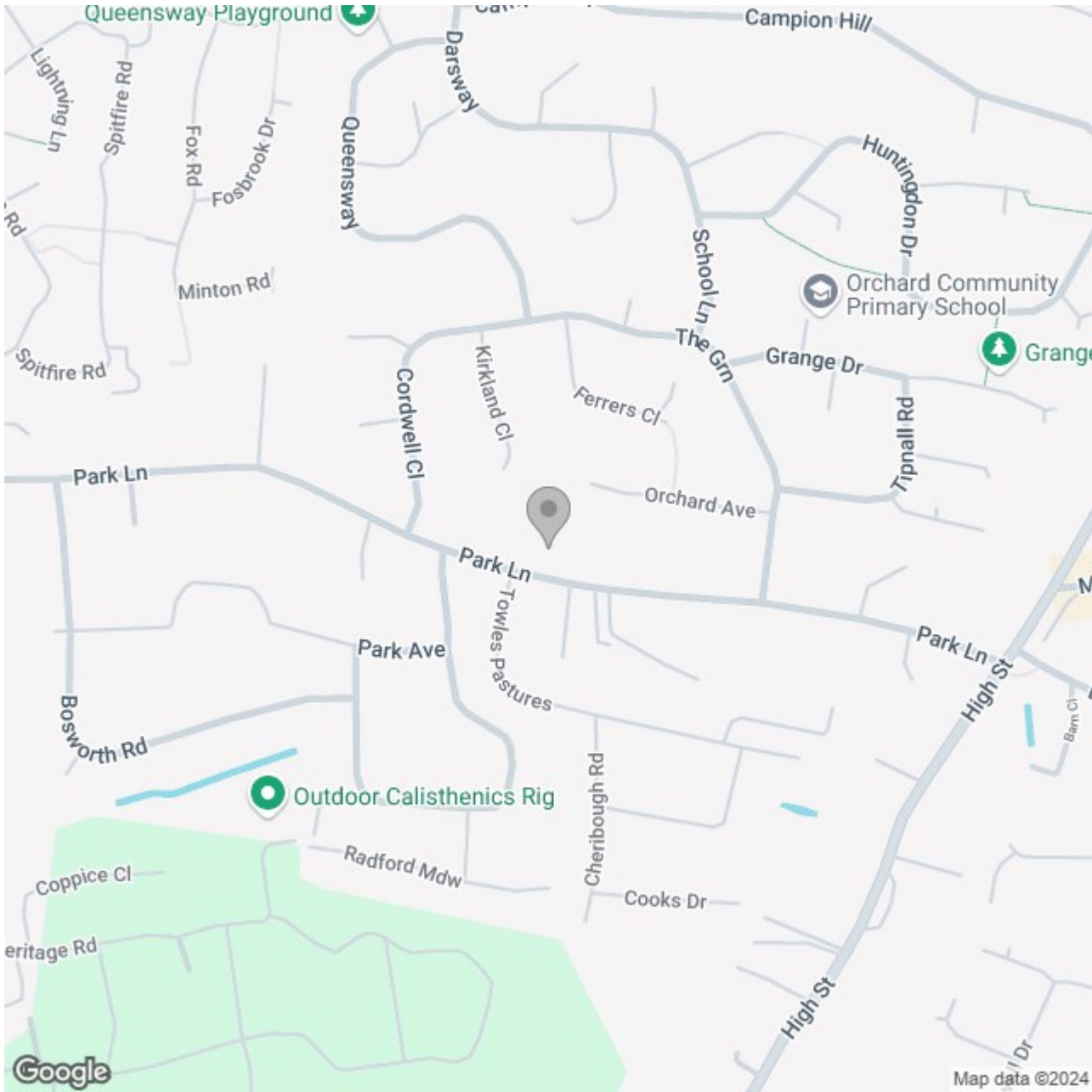
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Floor 1



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	