

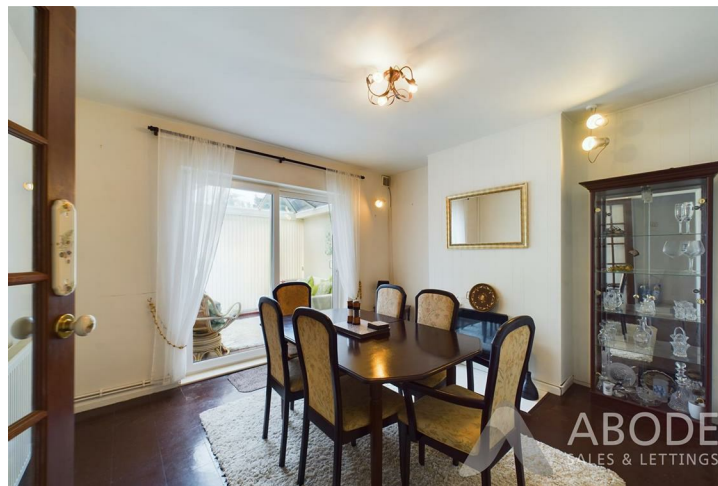


ABODE  
SALES & LETTINGS





\*\*\*\* EXTENDED BAY FRONTED  
DETACHED PROPERTY IN A CUL  
DE SAC LOCATION \*\*\*\* This is a  
great opportunity to purchase a  
family home in a popular  
location and for sale with no  
upward chain. In brief the  
property offers a porch and  
hall, lounge, dining room and a  
conservatory, extended fitted  
kitchen. Three first floor  
bedrooms, bathroom and a  
separate wc. Front and rear  
gardens, drive and a single  
garage with electric door.  
VIEWING HIGH  
RECOMMENDED.





## **PORCH**

Entrance door into the porch with windows and a door to the hall.

## **HALL**

Stairs to the first floor radiator and doors to -

## **LOUNGE**

Radiator, double glazed bay window to the front.

## **DINING ROOM**

Radiator and double glazed patio doors to the conservatory.

## **CONSERVATORY**

Double glazed windows and doors onto the garden.

## **KITCHEN**

Extended kitchen with fitted wall mounted, base and drawer units with work surfaces, breakfast bar and a sink and drainer unit. Double glazed windows, door to the garden and a pantry.

## **FIRST FLOOR LANDING**

Double glazed window to the side and doors to -

## **BEDROOM 1**

Double glazed window, radiator and fitted wardrobes.

## **BEDROOM 2**

Fitted storage, radiator and double glazed window.

## **BEDROOM 3**

Radiator and double glazed window.



## **BATHROOM**

Panel enclosed bath with a shower, wash hand basin, radiator, double glazed window and central heating boiler.

## **SEPARATE WC**

Low flush wc, double glazed window.

## **OUTSIDE**









Front garden with shrubs and plant, drive and a single garage with electric door. The rear garden offers seating areas and a lawn.











Approximate total area<sup>(1)</sup>  
57.84 m<sup>2</sup>  
622.58 ft<sup>2</sup>

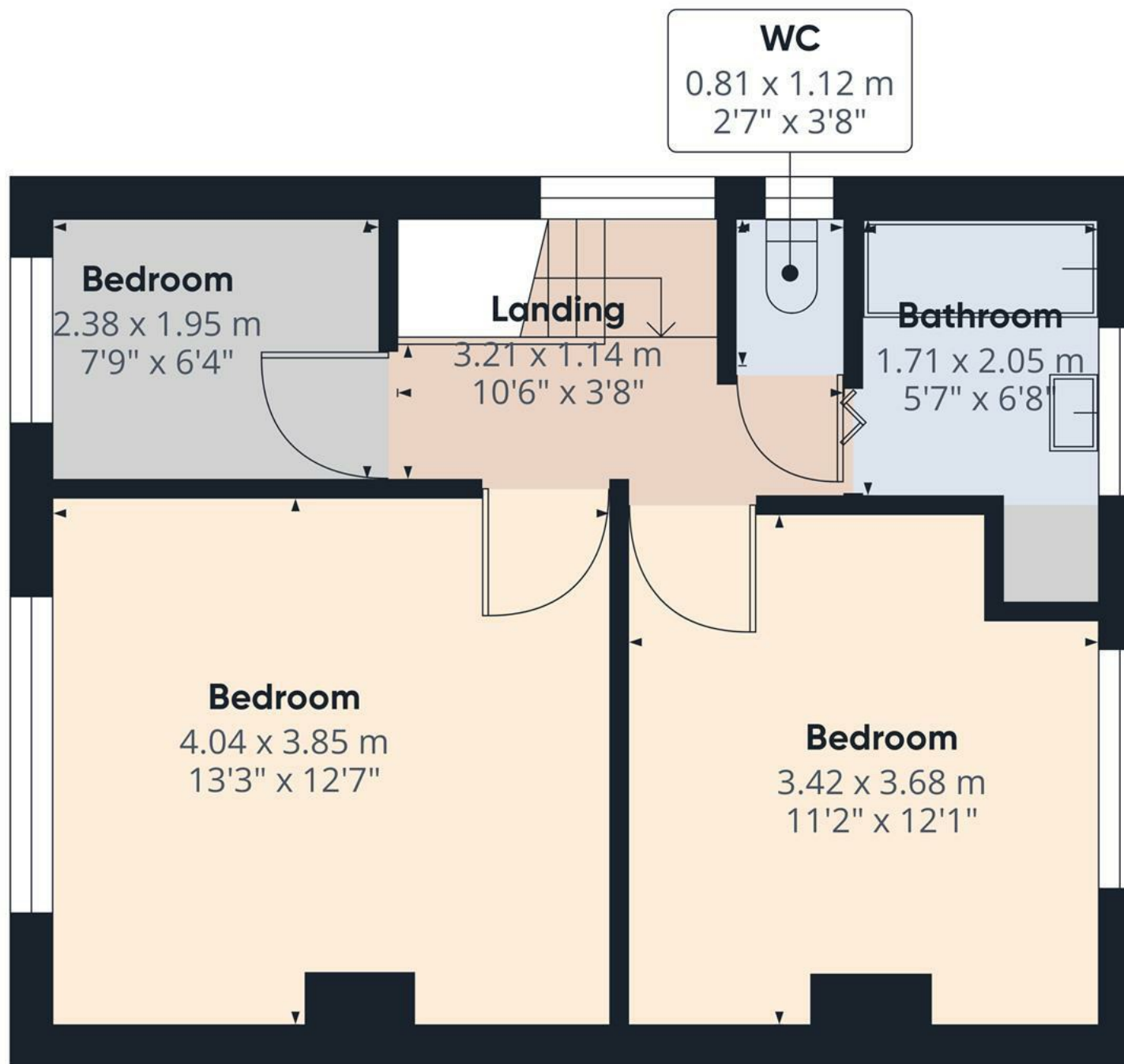
(1) Excluding balconies and terraces

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.

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Floor 0



Floor 1

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

40.93 m<sup>2</sup>

440.57 ft<sup>2</sup>

(1) Excluding balconies and terraces

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