





This immaculately presented four-bedroom detached home is situated in a popular location, offering a generous frontage with a tarmacadam driveway providing ample parking and a well-maintained laid-to-lawn garden. The property features four well-proportioned bedrooms, including a master with an en-suite, two spacious reception rooms, a utility room, and an integral garage. The rear garden is beautifully landscaped and enjoys a high degree of privacy, making it an ideal space for outdoor relaxation.



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SALES & LETTINGS

## Accommodation

The accommodation leads from the front entrance door into a welcoming entrance hallway, which features a central heated radiator, stairs rising to the first floor, and doors providing access to the ground floor living spaces. To the left, a door opens into the living room, a beautifully appointed space with a box-bay UPVC double-glazed window, coving to the ceiling, and a striking marble feature fireplace housing a real flame gas fire. Double doors lead through to the dining room, which benefits from a central heating radiator and UPVC double-glazed French doors opening onto the landscaped rear garden, complemented by two additional double-glazed windows that allow for an abundance of natural light.

Straight ahead of the hallway, a door leads into the well-appointed kitchen, which is fitted with a selection of matching wall and base units, under-counter drawer units, and a large built-in pantry. High-quality appliances include a Bosch double electric oven, a ceramic induction hob with a gloss splash back and extractor over, and an integrated dishwasher. A one-and-a-half bowl ceramic sink with a mixer tap and drainer is positioned beneath two double-glazed windows overlooking the rear garden.

A door leads from the kitchen into the utility room, offering additional practicality with a sink and mixer tap, plumbing and space for a washing machine, and further space for a fridge freezer. This room also provides internal access to the integral garage, a side access door to the exterior, and a further door



leading to the WC cloaks, which is fitted with a low-level WC, wash hand basin with a mixer tap and vanity unit below, tiled splash backs, a central heating radiator, and a UPVC double-glazed window with opaque glass to the rear elevation.

The first floor ascends from the entrance hallway, leading to landing with doors providing access to the bedrooms and family bathroom.

The master bedroom is a well-proportioned space,







featuring a UPVC double-glazed window to the front elevation, a central heating radiator, and a built-in sliding mirror wardrobe. A door leads to the en-suite shower room, which includes a low-level WC, a wash hand basin with a stylish waterfall mixer tap, a shower cubicle with a shower over and tiled splash backs, a central heating radiator, a UPVC double-glazed window with opaque glass to the front elevation, and an electric extractor fan.

The recently refurbished family bathroom offers a contemporary four-piece suite, comprising a low-level WC, a wash hand basin with a waterfall mixer tap, a freestanding bath with a mixer tap and handset over, and a shower cubicle with a glass sliding door and a gravity-fed shower. A centrally heated radiator and a UPVC double-glazed window complete the space.

Bedroom two is a generous double room, featuring a central heating radiator, built-in storage cupboards, and a UPVC double-glazed window overlooking the rear elevation. Bedroom three, another well-sized room, has a central heating radiator and a UPVC double-glazed window to the front elevation.

The fourth bedroom, currently utilised as a study, benefits from a built-in storage cupboard, a central heating radiator, and a UPVC double-glazed window to the rear elevation.

#### Outside

The property enjoys a generous frontage, featuring a well-maintained laid-to-lawn garden and a tarmac driveway providing ample parking, which leads to the integral garage and front entrance door.

To the rear, the beautifully landscaped garden offers a

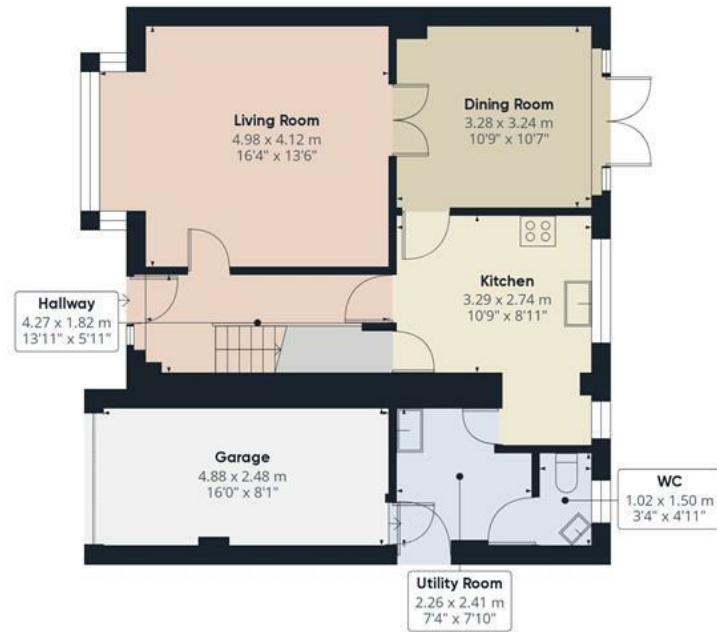
perfect balance of practicality and outdoor living, with a large block-paved patio area ideal for entertaining, a well-kept lawn, and a spacious decked seating area. Thoughtfully designed, the garden also includes a discreet bin storage area and a garden shed, all enclosed by timber fencing to ensure privacy and seclusion.











Floor 0



Floor 1

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

121.36 m<sup>2</sup>

1306.32 ft<sup>2</sup>

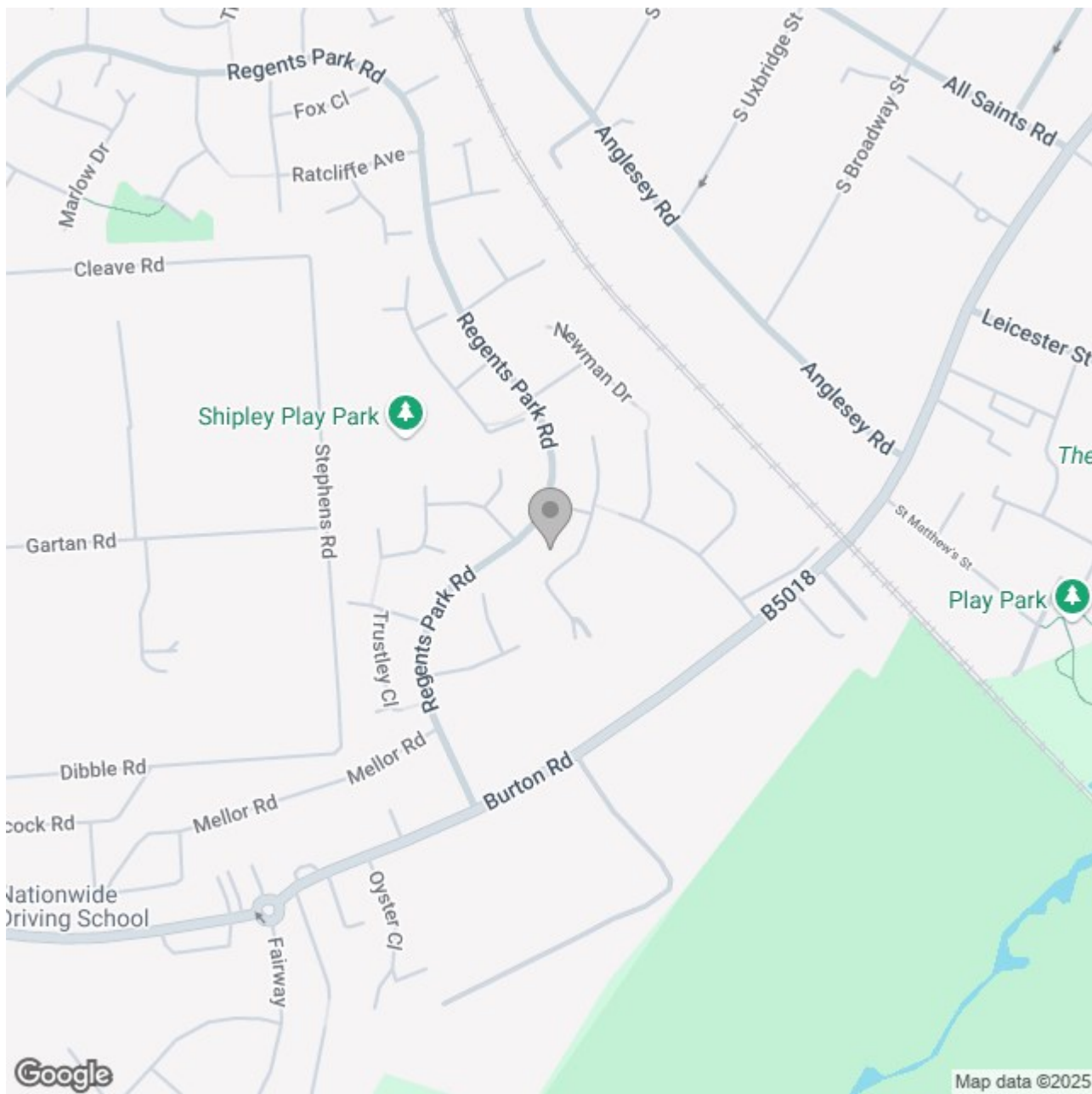
(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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 