







This beautifully presented four-bedroom detached home boasts an integral garage and a spacious driveway providing ample parking. The heart of the home is the immaculate kitchen-diner, complete with high-quality integrated appliances, offering a stylish and functional space for modern living.

The property features four well-proportioned bedrooms, including a master with an en-suite, alongside a well-appointed family bathroom. Outside, the landscaped rear garden has been finished to a high specification, creating a superb outdoor space for relaxation and entertaining. Situated in a popular location with excellent access to local amenities and transport links, this is a fantastic opportunity to acquire a stunning family home.



**ABODE**  
SALES & LETTINGS



## Accommodation

Upon entering the property, the front entrance door leads into a welcoming entrance hallway with stairs rising to the first floor and a door providing access to the spacious living room. The living room is well-proportioned, featuring a double-glazed window to the front elevation, a central heating radiator, and doors leading through to the impressive kitchen-diner.

The kitchen-diner is immaculately presented, boasting a selection of matching wall and base units, complemented by upgraded quartz preparation work surfaces. It includes a one-and-a-half bowl sink, an induction hob with an extractor over, an electric oven, and integrated appliances. A double-glazed window overlooks the rear elevation, providing a bright and airy feel. From the kitchen, a door leads to the utility room, which offers ample space for white goods, matching quartz worktops, a selection of base units, and houses the wall-mounted gas boiler. The utility room also provides access to the WC cloaks, which comprises a low-level WC and a wash-hand basin. A further door from the utility room leads out to the beautifully landscaped rear garden.

The first-floor landing provides access to four well-proportioned bedrooms and the family bathroom. The master bedroom is a generous space, featuring built-in sliding mirrored wardrobes, a double-glazed window to the front elevation, a central heating radiator, and a door leading to the immaculately presented en-suite. The en-suite includes a three-piece suite with a fully tiled finish, a shower cubicle



with a glass sliding door, a wash-hand basin, a low-level WC, a heated glass and tile rail, and a double-glazed window to the side elevation.

The family bathroom is well-appointed with a three-piece suite, comprising a low-level WC, a wash-hand basin with a mixer tap, and a bath with a mixer tap. The room benefits from recessed spot lighting, a heated glass and tile rail, and a double-glazed window to the side elevation.

Outside











To the front, the property boasts a generously sized driveway providing ample off-road parking. The rear garden has been beautifully landscaped, featuring a large patio area ideal for seating and entertaining. The garden is SOUTH FACING, fully enclosed by timber fencing, offering a private and secure outdoor space.



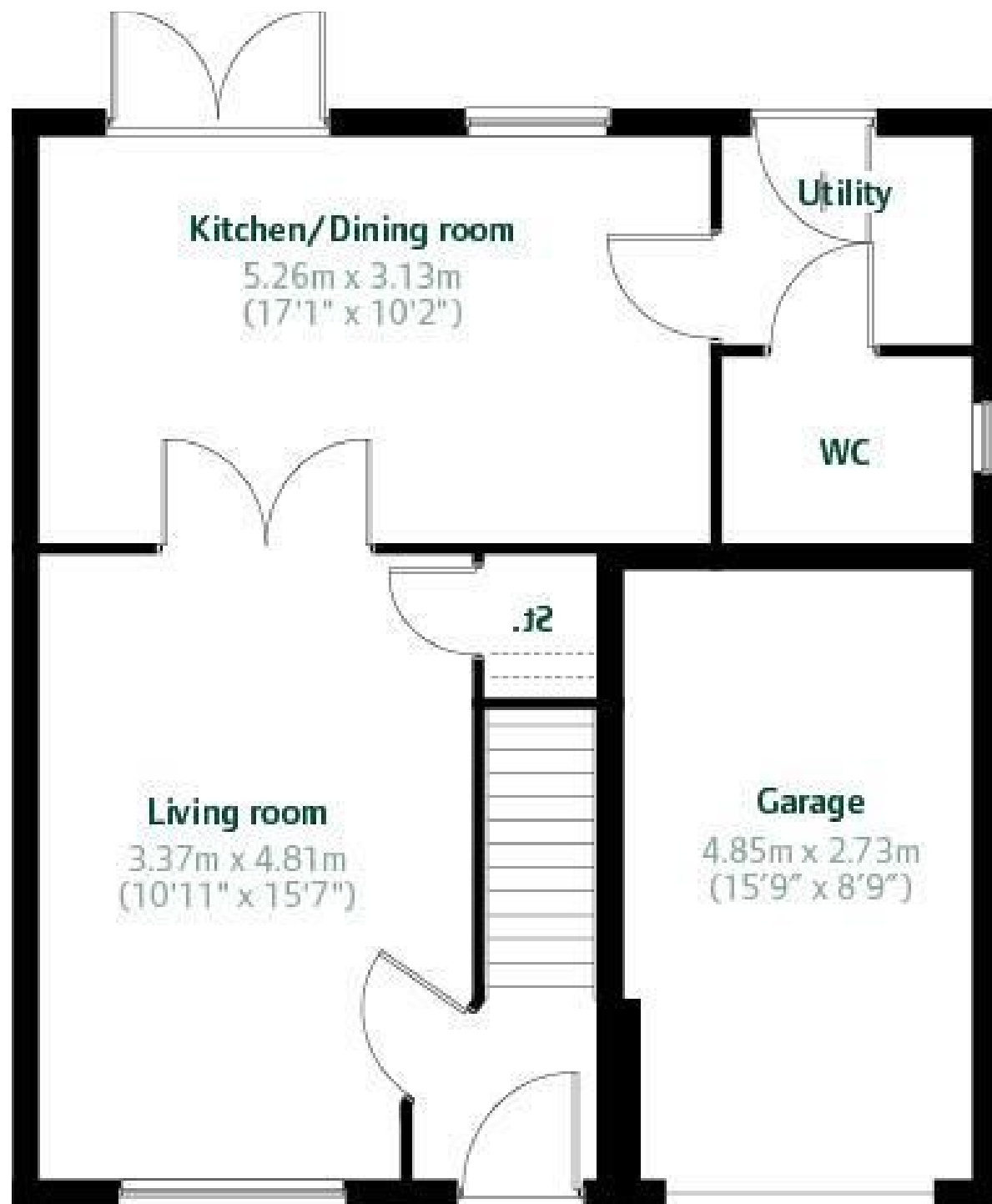




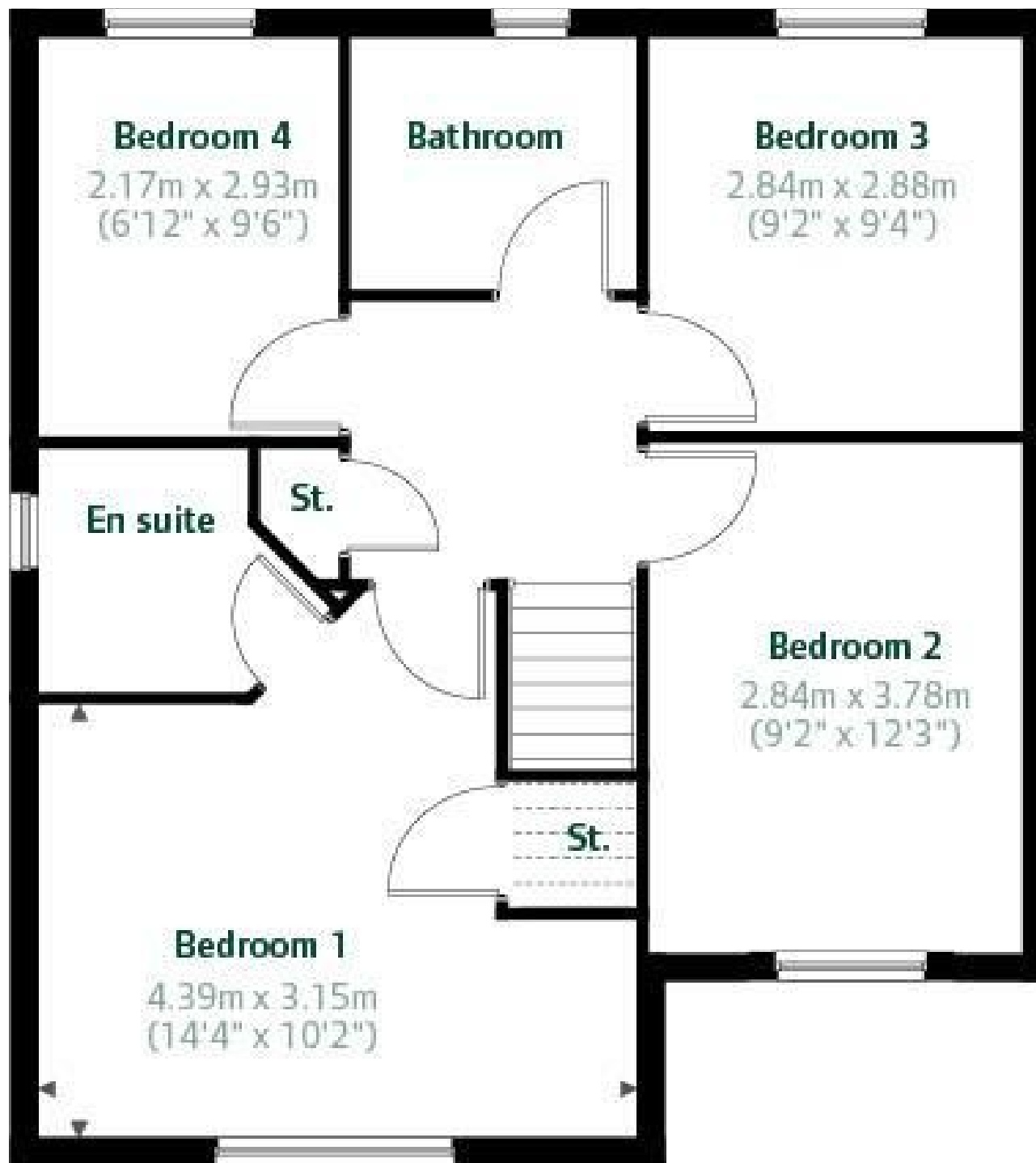


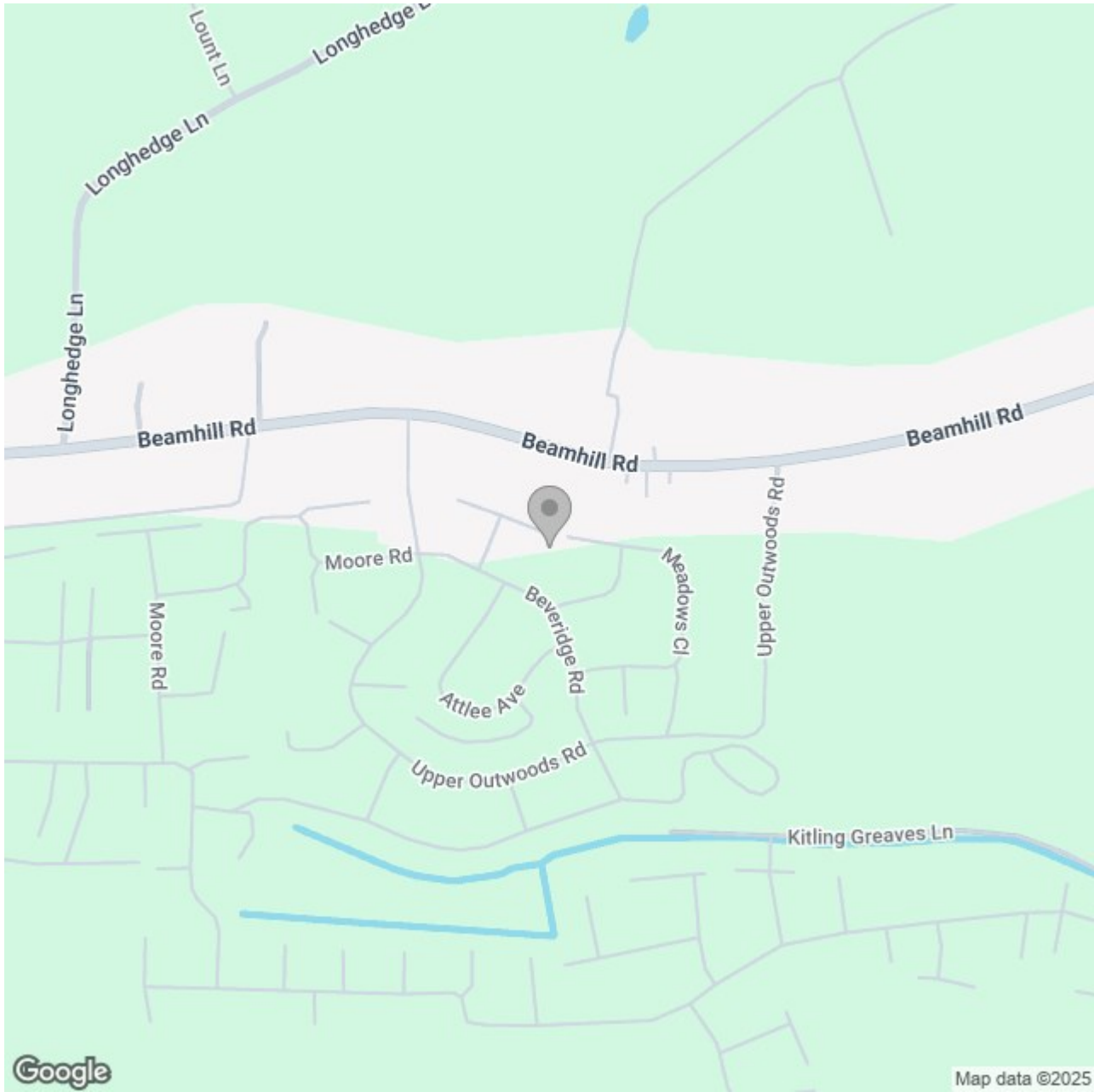












### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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		

England & Wales

EU Directive 2002/91/EC