





A superb opportunity to obtain an expansive three bedroom semi detached property, having a generous plot with ample parking facility, kitchen diner, three well proportioned bedrooms and a family bathroom as well as an en-suite shower room. Viewing is highly recommended strictly via appointment only.



ABODE
SALES & LETTINGS

Entrance Hallway

UPVC double glazed window to the front elevation and composite door leading in from the driveway, central heating radiator.

Utility Cupboard

Space and plumbing for a washing machine and tumble dryer.

Cloakroom

WC with wash hand basin above.

Kitchen Diner

Base and eye level units with complimentary worktops, one and a half bowl sink with draining board, integral electric hob with extractor hood over, oven and grill. Space and plumbing for a dishwasher and fridge freezer, two central heating radiators, UPVC double glazed patio doors leading out into the garden, UPVC double glazed windows to the rear elevation, UPVC single door leading out into the garden, boiler, space for a dining table and chairs.

Living Room

Two UPVC double glazed windows to the front elevation, electric feature fireplace, central heating radiator, stairs leading up to the first floor.

Landing

Loft access, airing cupboard.

Bedroom One

UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobes.



Bedroom Two

UPVC double glazed windows to the front elevation, two sets of built in wardrobes, central heating radiator.

Bedroom Three

UPVC double glazed window to the front elevation, central heating radiator, feature beam and loft access.







Bathroom

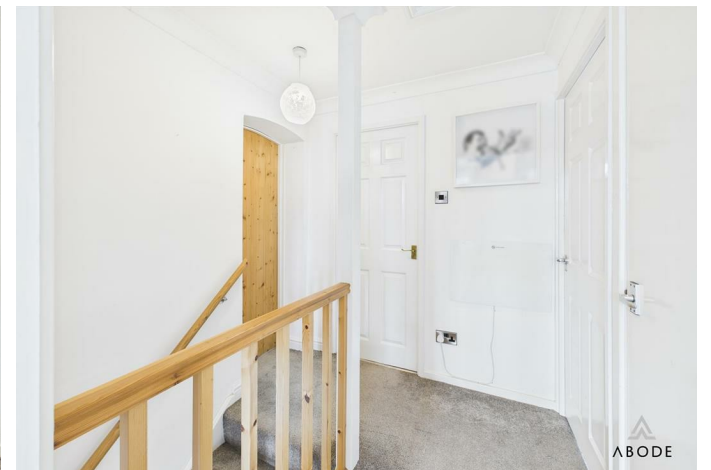
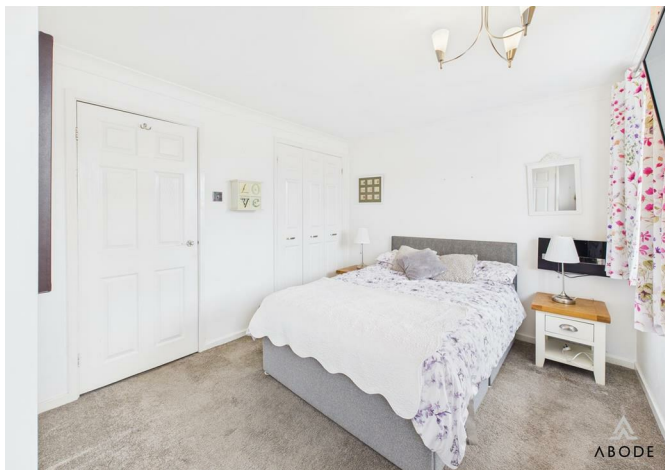
White suite comprising:- bath, WC and wash hand basin with storage cupboard below. Tiled flooring, central heating radiator, UPVC double glazed window to the rear elevation, towel rail.

Outside

Outside

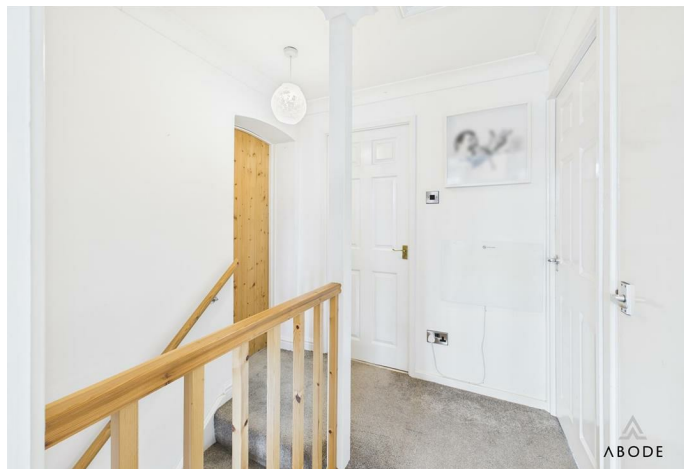
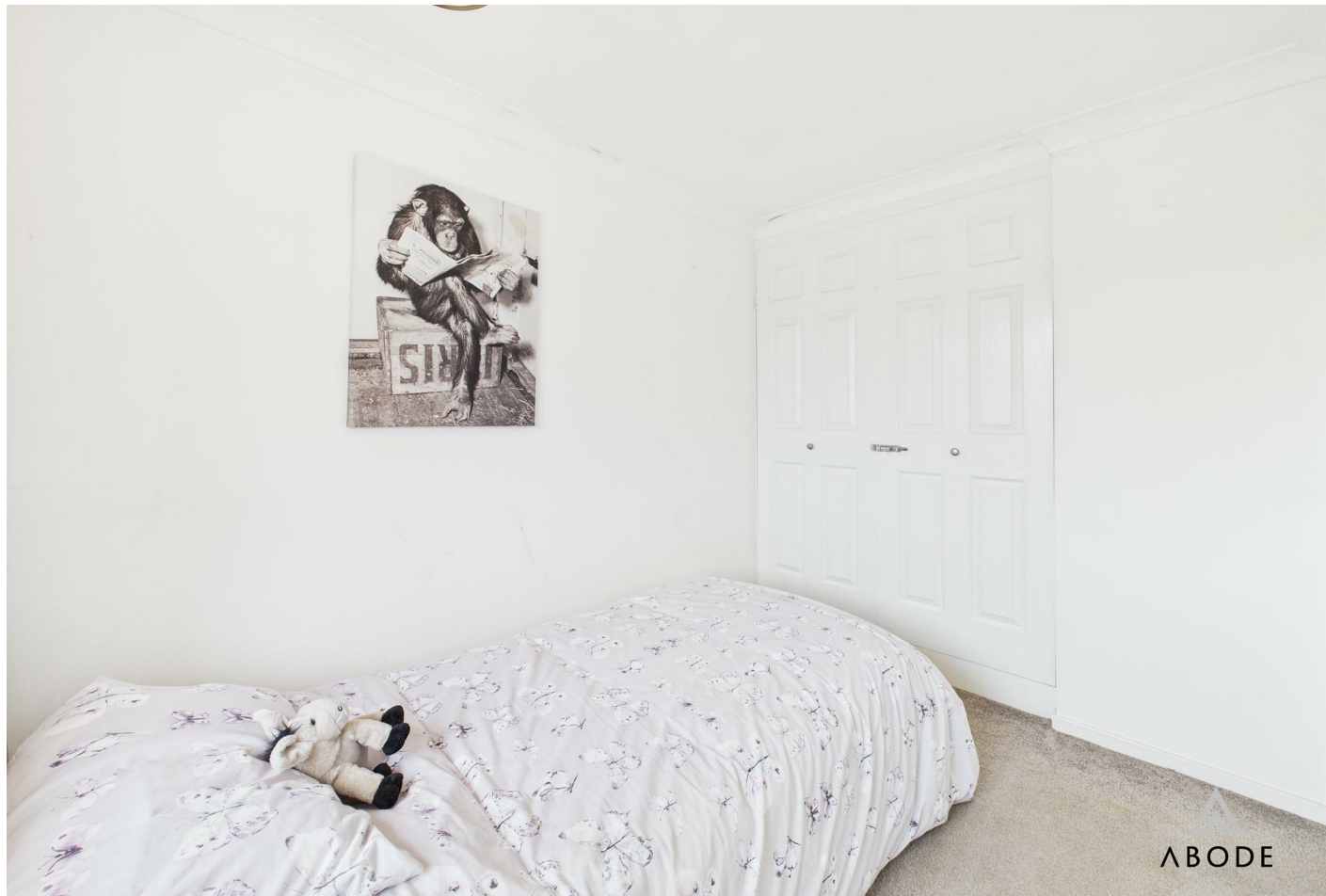
The property is set behind a block-paved driveway offering extensive off-street parking for multiple vehicles, with a well-maintained frontage that includes a mature, flowering shrub and low-maintenance gravel borders. A pedestrian pathway leads to the composite front entrance door. The rear garden has been attractively landscaped for easy maintenance, featuring a combination of paved patio areas ideal for outdoor dining, seating areas bordered by established planting, and a raised flower bed. There is also a timber storage shed, and trellis fencing providing privacy. The garden enjoys a good degree of seclusion, creating a pleasant space for relaxation and entertaining.

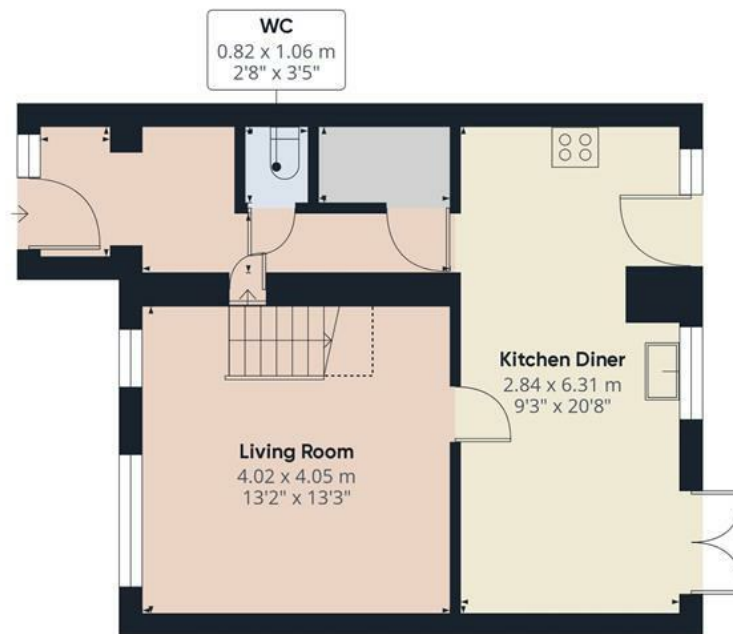




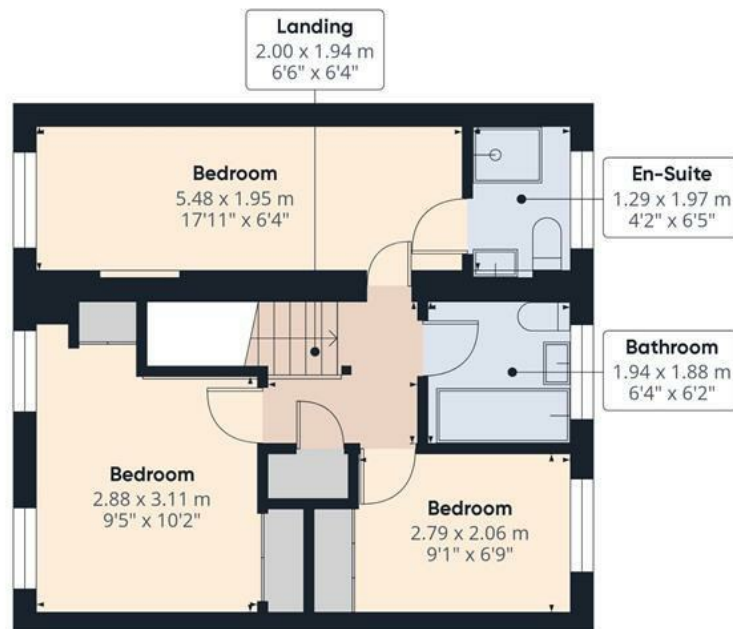








Floor 0



Floor 1



Approximate total area⁽¹⁾

82.04 m²

883.08 ft²

Reduced headroom

1.16 m²

12.47 ft²

(1) Excluding balconies and terraces

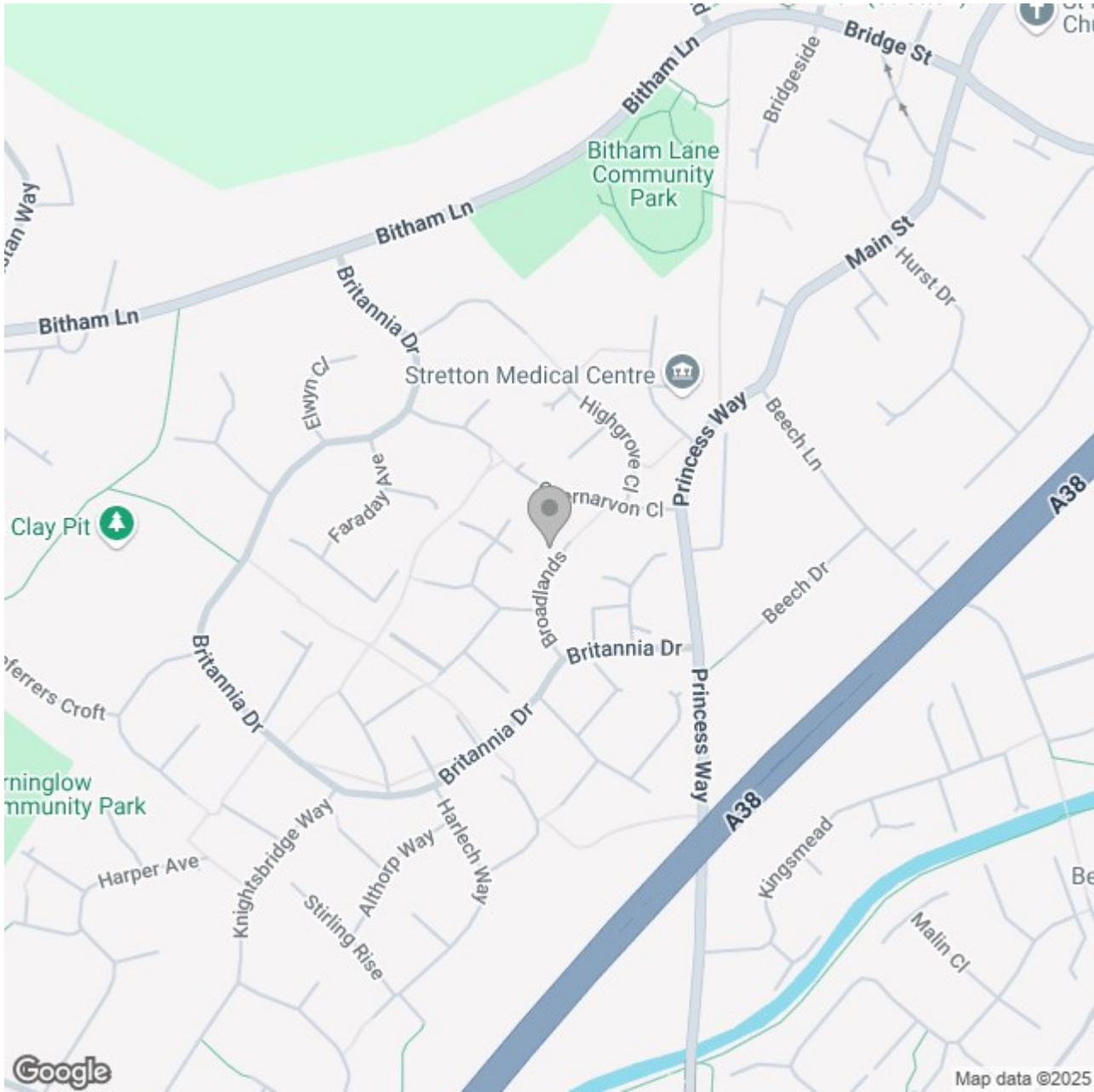
Reduced headroom

..... Below 1.5 m/5 ft

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.

GIRAFFE360



| 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  |