





Four-Bedroom Detached Family Home with Garage – No Chain

This spacious and well-presented detached home is offered with no onward chain and is ideally located close to the town centre, offering easy access to a range of amenities.

The ground floor features a welcoming hallway with storage and a staircase to the first floor, a convenient downstairs WC, a bright lounge with a bow window and feature fireplace, a separate dining room with French doors leading to the rear garden, a fitted kitchen with integrated appliances, and a practical utility room with a Belfast sink and side access.

Upstairs, the property offers four bedrooms, including a generously sized principal room with fitted wardrobes, along with a modern family bathroom fitted with a double shower. Additional benefits include gas central heating, double glazing throughout, a garage (the left-hand side of a block of two, with a blue door), and private off-road parking accessed from Bridge Road. A gated side entry leads to the property and its well-maintained gardens.

Viewings are strictly by appointment through Abode Estate Agents.



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Hallway

Entered via a timber front door, the hallway features a central heating radiator and a dog-leg staircase rising to the first floor landing. A useful storage cupboard with coat hooks offers additional practicality. Further features include a smoke alarm, central heating radiator, alarm system unit, and internal doors providing access to:

W.C.

With a UPVC double-glazed frosted glass window to the front elevation, this cloakroom is fitted with a low-level WC, floating wash hand basin with tiled splashback, and a central heating radiator.

Lounge

A welcoming reception room with a UPVC double-glazed bow window to the front elevation. The focal point of the room is a gas fireplace with exposed brick backing, timber mantle, and tiled hearth. Additional features include a TV aerial point, central heating radiator, and internal sliding doors leading to:

Dining Room

A light-filled space featuring a set of UPVC double-glazed French doors opening out to the rear garden. Complete with a central heating radiator and an internal door leading to:



Kitchen

With a UPVC double-glazed window to the rear elevation, the kitchen is fitted with a range of matching base and eye-level cupboards and drawers, complemented by drop-edge preparation work surfaces and tiled flooring throughout. Integrated appliances include a one-and-a-half composite sink with drainer and mixer tap, four-ring gas hob, oven and grill. Additional features include the central heating boiler, extractor fan point, and an internal door leading to:







Utility Room

A practical space with a UPVC double-glazed window to the side elevation, a side entry door, Belfast ceramic sink, tiled flooring, and central heating radiator. Ideal for laundry and further storage.

Landing

A well-lit landing area featuring a UPVC double-glazed window to the side elevation, smoke alarm, and internal doors providing access to all bedrooms and the bathroom. The space also includes an airing cupboard housing the hot water immersion tank, with convenient shelving for linen storage.

Bedroom One

A spacious principal bedroom with a UPVC double-glazed window to the front elevation, central heating radiator, and a comprehensive range of built-in fitted wardrobes featuring hanging rails and shelving.

Bedroom Two

With a UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Three

Also enjoying a rear aspect, this room features a UPVC double-glazed window and central heating radiator.

Bedroom Four

Positioned to the front of the property with a UPVC double-glazed window, central heating radiator, and a telephone point.

Bathroom

Fitted with a modern three-piece shower room suite comprising a low-level WC, wash hand basin, and a double shower cubicle with PVC wall panelling and electric shower over. A sliding glass screen completes the enclosure. The room also includes a UPVC double-glazed frosted window to the side elevation, towel rail, and central heating radiator.

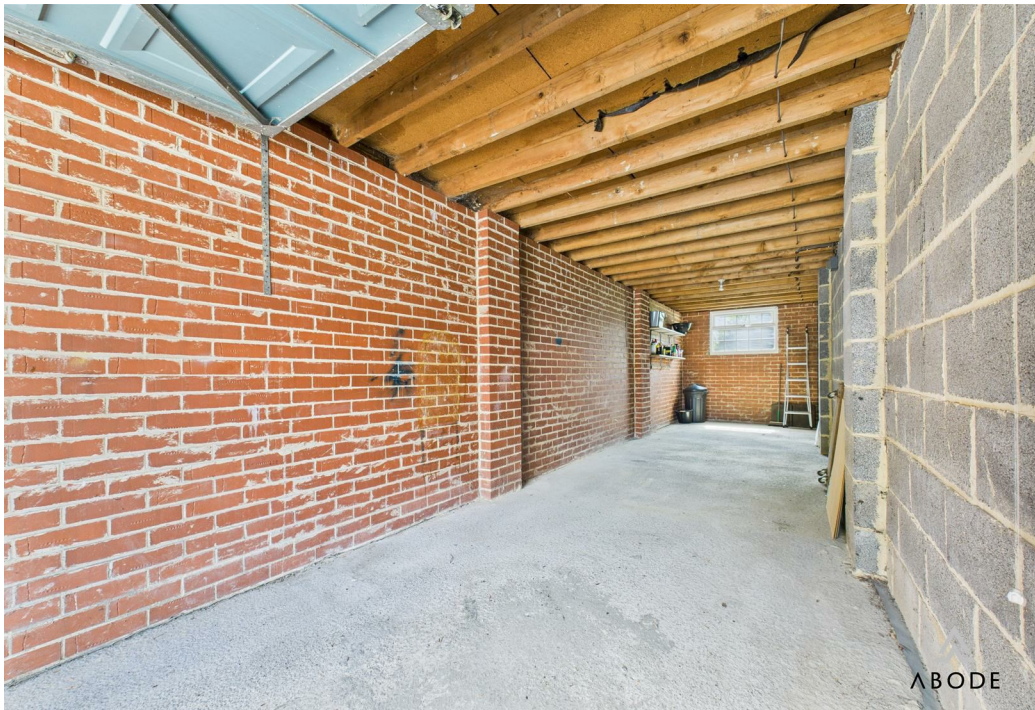
Garage

The garage, featuring an up-and-over door to the front elevation, forms part of a block of two, with the subject property owning the left-hand side garage distinguished by a blue door. A gated side entry provides access to the property and its gardens. Parking for the property is located directly in front of the garage and is accessed via Bridge Road.

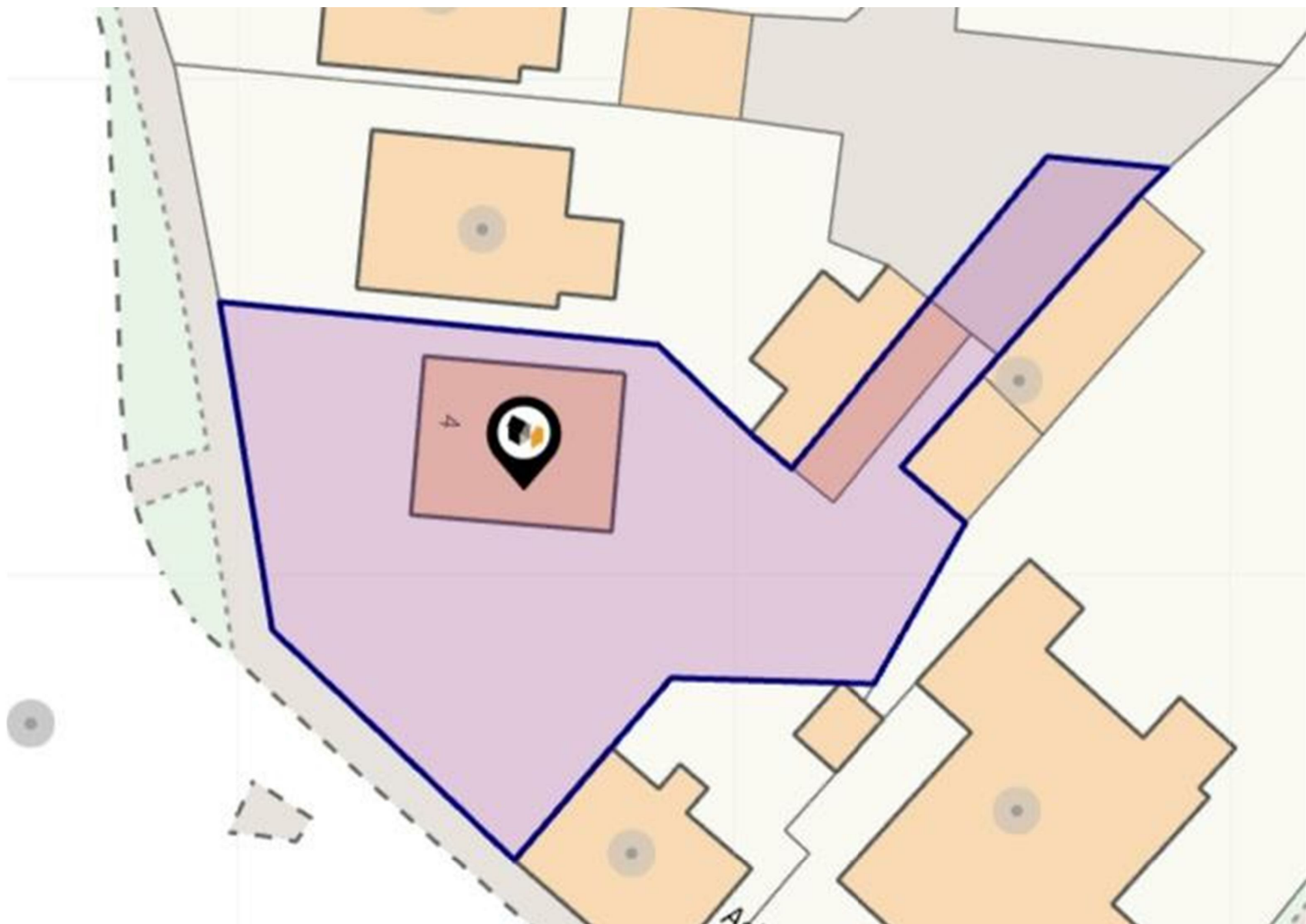


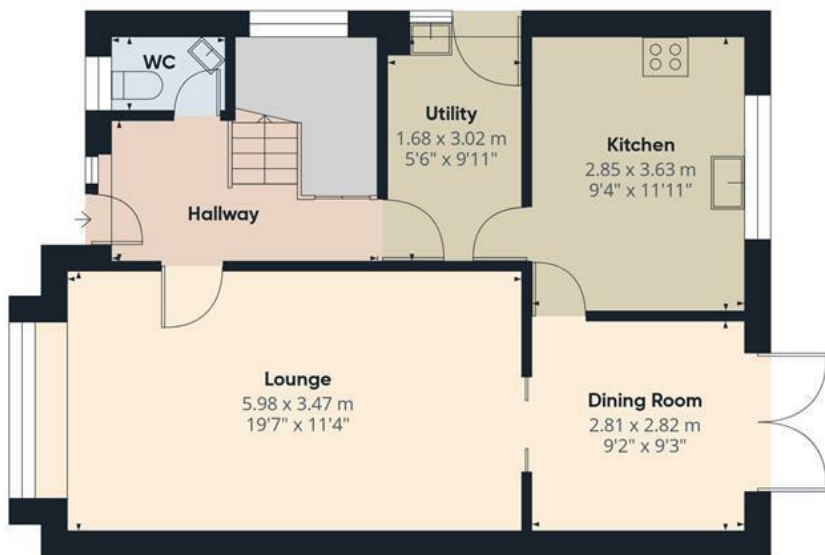




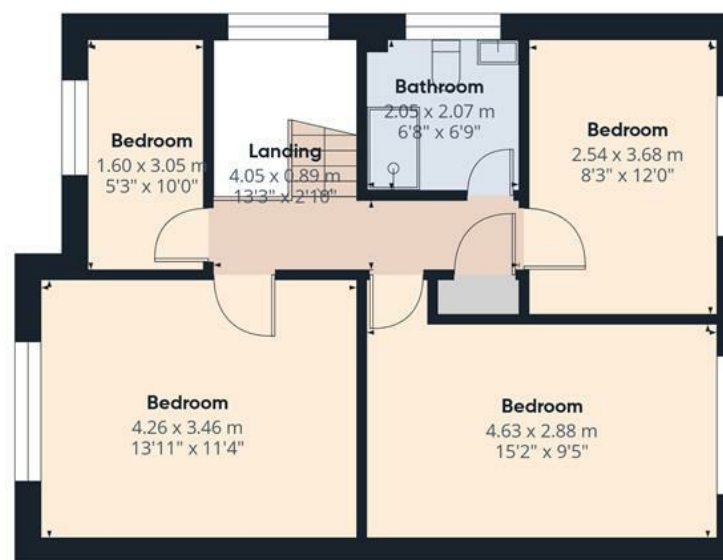




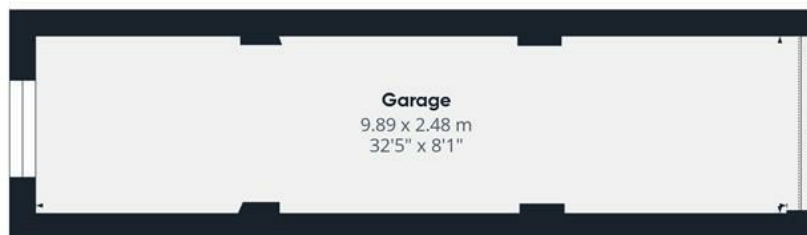




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

133.1 m²

1433 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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 