





**\*\*\*\* DETACHED FAMILY HOME WITH FOUR BEDROOMS AND A FAMILY ROOM \*\*\*\*** This is a great opportunity in a quiet cul de sac location. In brief the property offers a porch and hall, guest cloakroom, lounge, family room and a dining room, fitted kitchen. Four first floor bedrooms, master with an en suite shower room plus a family bathroom. Front and rear gardens, drive and a single garage. OFFERED FOR SALE WITH NO UPWARD CHAIN.



**ABODE**  
SALES & LETTINGS

## **PORCH**

Entrance door into the porch with a door into the hall.

## **HALL**

Stairs to the first floor, radiator and doors to –

## **CLOAKROOM**

Low flush wc and a wash hand basin.

## **LOUNGE**

Double doors into the lounge with upvc double glazed bay window to the front, radiator, feature fireplace and double doors into the dining room.

## **DINING ROOM**

Upvc double glazed patio doors onto the garden, radiator and a door into the kitchen.

## **KITCHEN**

Fitted units with work surfaces and a sink and drainer unit. Electric double oven and hob, appliance spaces, upvc double glazed window, door to the garden and a door to the hall.

## **FAMILY ROOM**

Upvc double glazed window to the front, radiator and a door into the garage.

## **FIRST FLOOR LANDING**

Loft access and doors to –

## **BEDROOM 1**

Wardrobes, radiator, upvc double glazed window to the front and a door to the en suite.



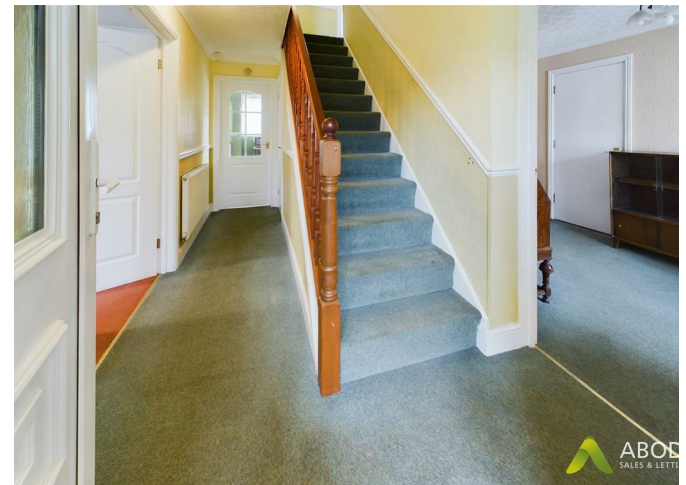
## **EN SUITE**

Enclosed shower, wash hand basin, low flush wc, radiator and upvc double glazed window.

## **BEDROOM 2**

Upvc double glazed window and a radiator.







### **BEDROOM 3**

Upvc double glazed window and a radiator.

### **BEDROOM 4**

Upvc double glazed window and a radiator.

### **BATHROOM**

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

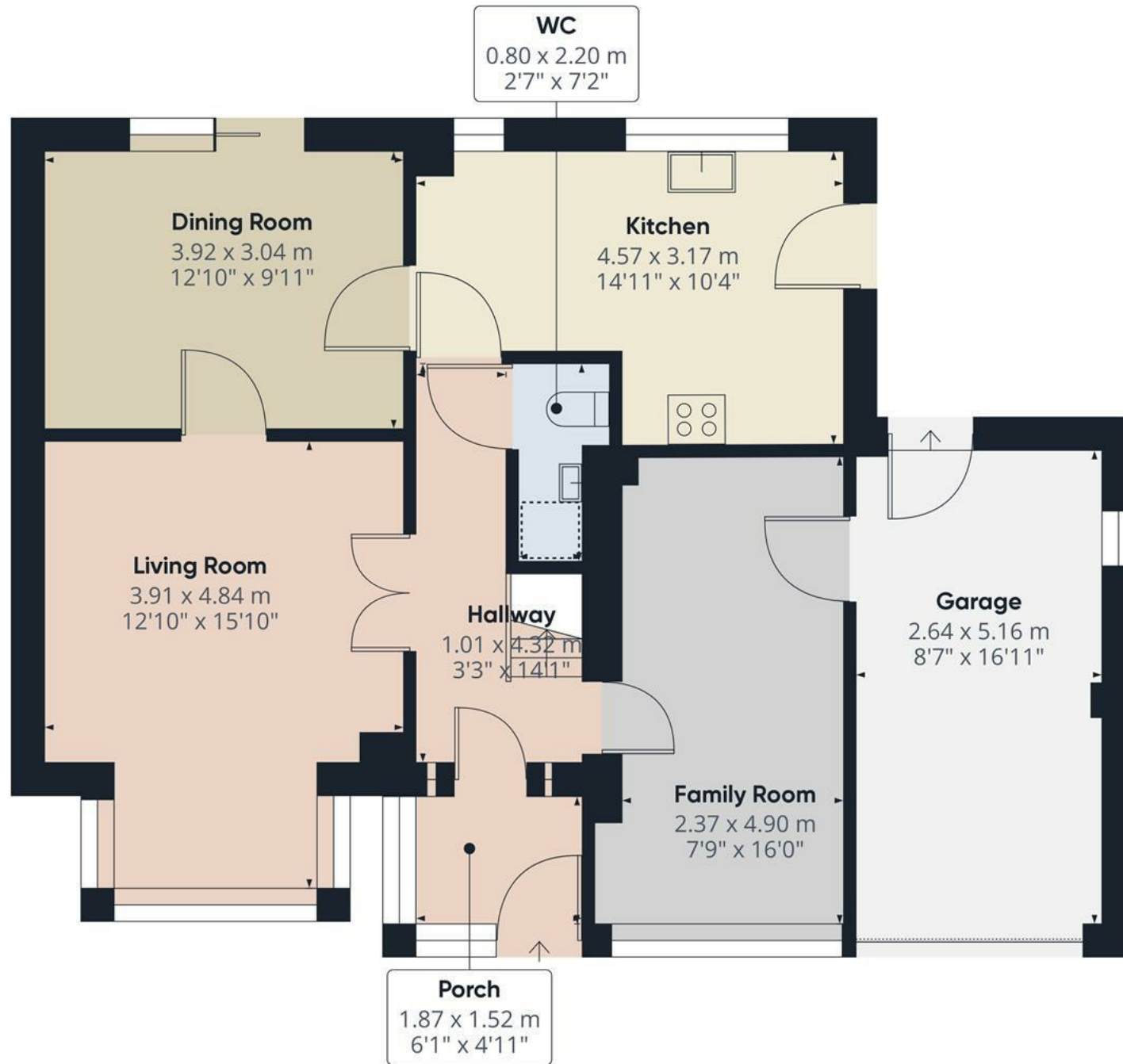
### **OUTSIDE**

Front lawn with hedge, wide drive and a single garage.  
Side access to the rear garden offering a lawn, patio areas and mature plants.









Floor 0

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

79.84 m<sup>2</sup>  
859.37 ft<sup>2</sup>

**Reduced headroom**

0.48 m<sup>2</sup>  
5.15 ft<sup>2</sup>

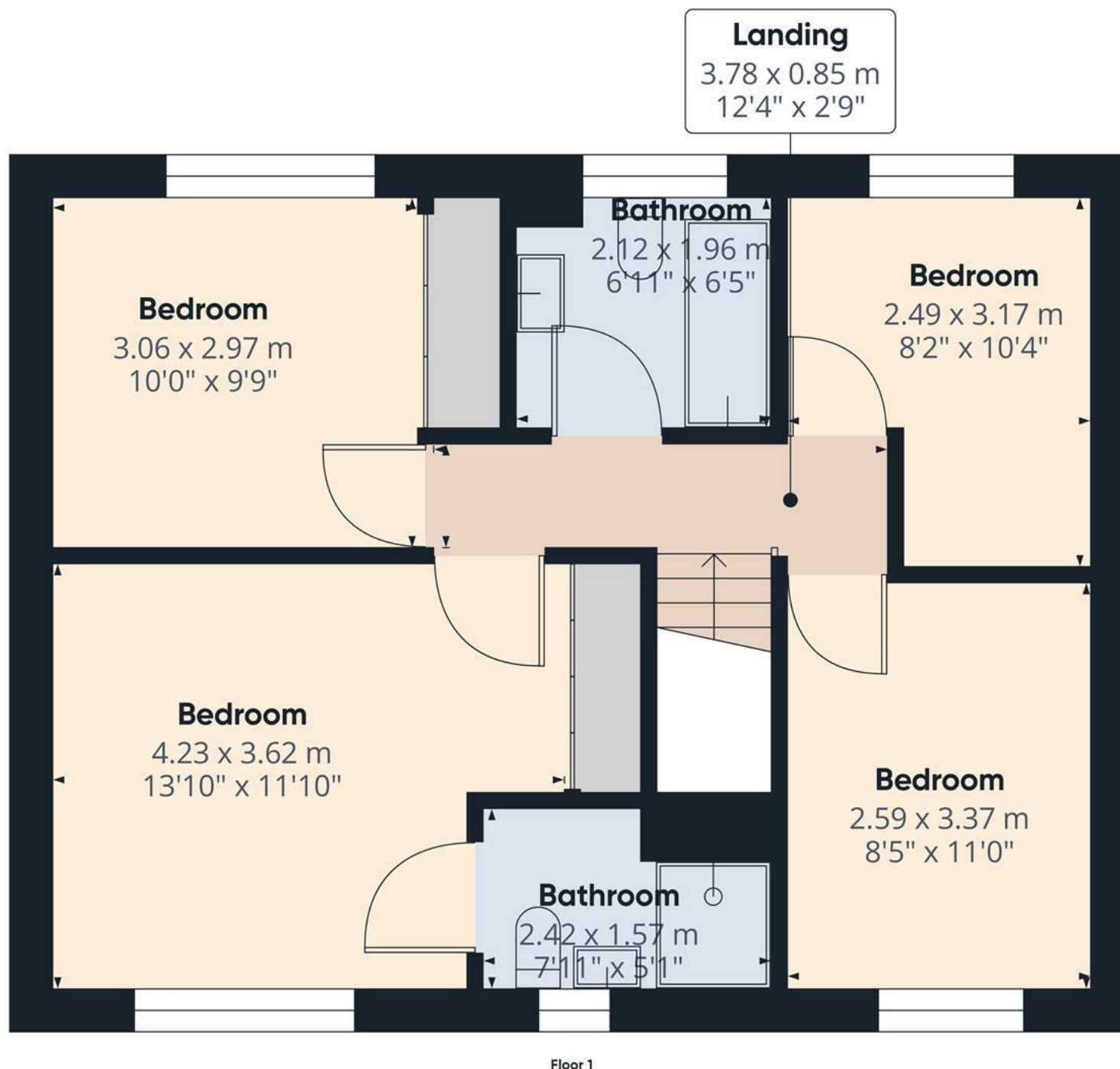
(1) Excluding balconies and terraces

⌈ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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

52.19 m<sup>2</sup>

561.74 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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