



 **3**
Bedrooms

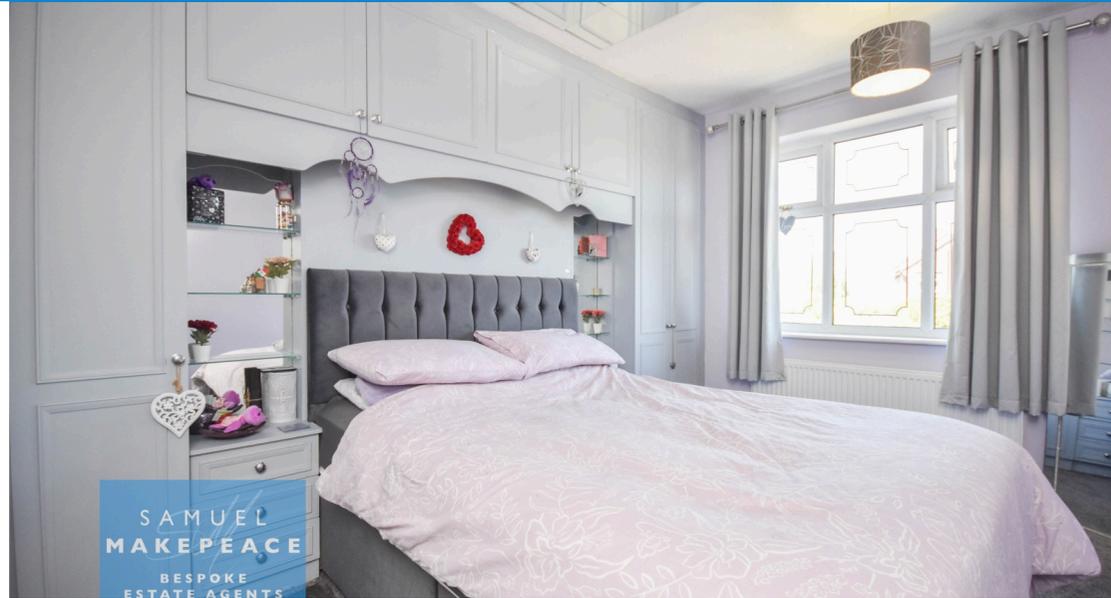
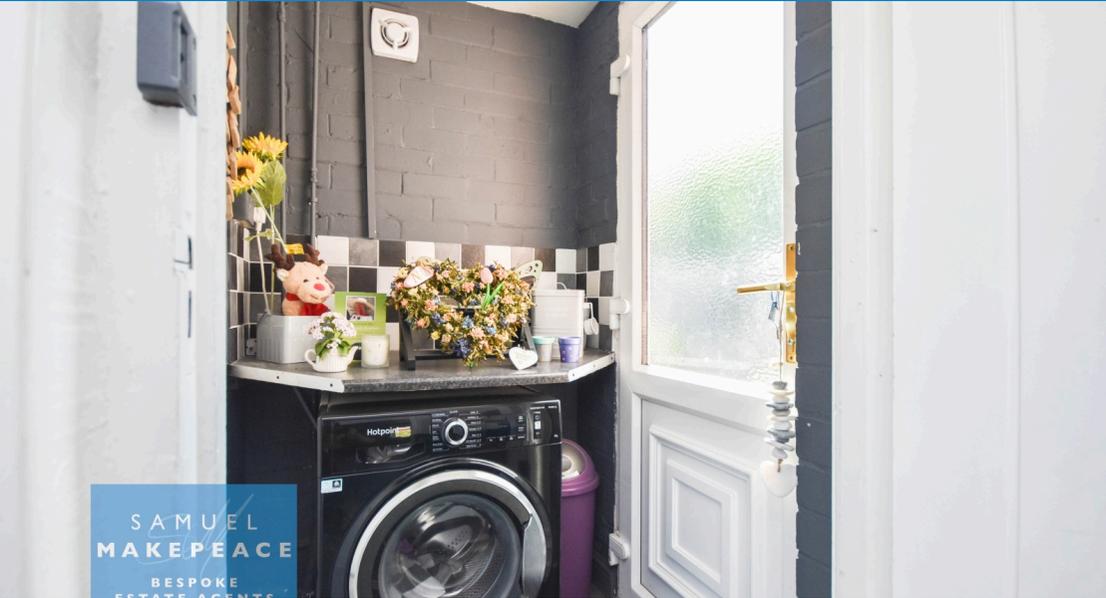
 **1**
Bathroom

 **1**
Reception

SAMUEL
MAKEPEACE
BESPOKE
ESTATE AGENTS



- SPACIOUS SEMI-DETACHED FAMILY HOME
- SOUGHT-AFTER LOCATION OF SNEYD GREEN
- LARGE LOUNGE WITH FEATURE GAS FIREPLACE
- MODERN OPEN-PLAN KITCHEN DINER
- SEPARATE LAUNDRY/UTILITY ROOM
- THREE WELL-PROPORTIONED BEDROOMS
- CONTEMPORARY FAMILY BATHROOM
- PAVED DRIVEWAY FOR MULTIPLE VEHICLES
- LOW-MAINTENANCE BLOCK-PAVED REAR GARDEN
- IDEAL FOR FAMILIES, FIRST-TIME BUYERS OR INVESTORS



Find your perfect fit on Abbotts Drive – semi-detached, fully delightful! This stylish and spacious semi-detached home in ever-popular Sneyd Green strikes the perfect balance between comfort and modern living. The generous lounge, complete with a cosy gas fireplace, is ideal for relaxed evenings or catching up with friends. Flowing through to the heart of the home, the large open-plan kitchen diner is sleek, social, and designed with everyday life in mind—whether you're hosting a dinner party or enjoying a quiet breakfast. A separate laundry room adds convenience and keeps the clutter out of sight. Upstairs offers three well-proportioned bedrooms and a bright, modern bathroom—plenty of space for a growing family, guests, or even a home office. Outside, the paved driveway has room for multiple vehicles, while the block-paved rear garden provides a smart, low-maintenance space for summer BBQs, kids' play, or just a well-earned cup of tea in the sun. Stylish, practical, and ready to move into—this Abbotts Drive home might just be the perfect place to start your next chapter.

Porch - Double glazed window and entrance door.

Entrance Hall - Double glazed entrance door. Laminate wood flooring. Radiator.

WC - Double glazed window. Low level WC, wash hand basin, tiled flooring, extractor fan and radiator.

Lounge - Double glazed window, gas fireplace, laminate wood flooring, radiator.

Open Plan Kitchen/Diner - Two double glazed windows. A modern fitted kitchen with a range of wall and base units, a sink and drainer, work surfaces and tiled splashbacks. Built under cooker with electric hob and cookerhood above. Space for a dishwasher and a fridge freezer. Tiled flooring and radiator. Under stairs storage cupboard.

Laundry - Double glazed exit door. Work surfaces and space for a washing machine. Tiled flooring.

Landing - Double glazed window.

Bedroom One - Double glazed window. Fitted wardrobes and radiator.

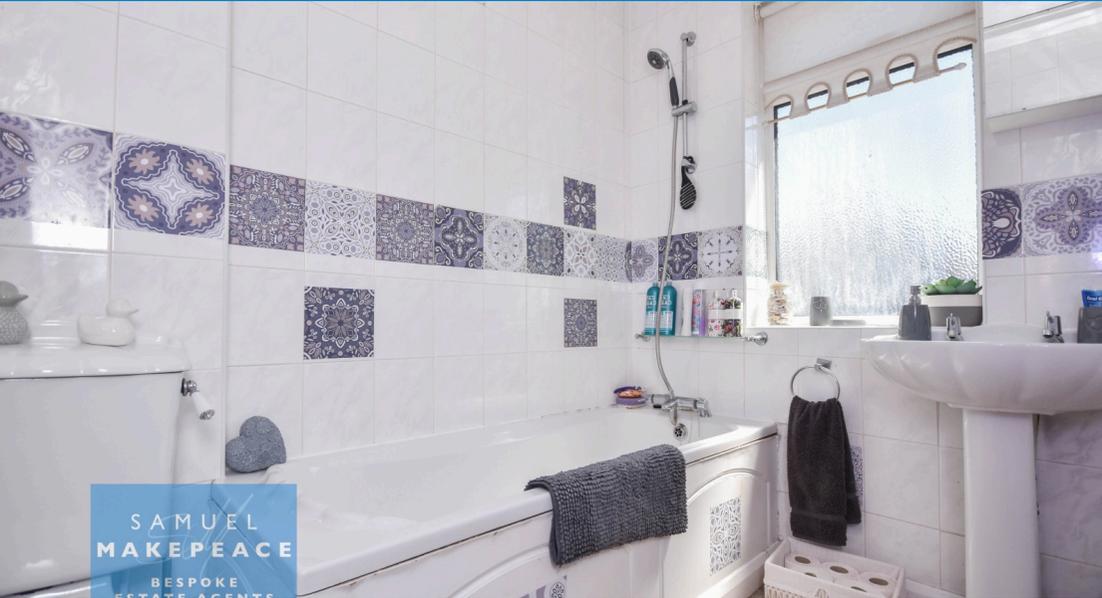
Bedroom Two - Double glazed window. Fitted wardrobes and radiator.

Bedroom Three - Double glazed window. Radiator.

Bathroom - Double glazed window. Low level WC, wash hand basin and bath with overhead shower. Loft access hatch. Radiator.

Front Garden - Decorative hedges and shrubs. Paved driveway for multiple vehicles.

Rear Garden - Paved patio seating area.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	81
(39-54)	E	62
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Address: 86 Abbots Drive, ST1

Scan me for more info

