





**** IMMACULATE CONDITION IN A CORNER POSITION **** FAMILY ROOM AND CONSERVATORY **** This is an impressive three bedroom detached family home offering a hall and guest cloakroom, good size lounge with doors onto the garden, breakfast kitchen, family/dining area and a conservatory. Three bedrooms, ensuite shower room and a bathroom. Ample parking and a single garage, side and a rear garden. Offered for sale with now upward chain.



ABODE
SALES & LETTINGS

HALL

Entrance door into the hallway with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush WC, wash hand basin, radiator and a UPVC double glazed window.

LOUNGE

Upvc double glazed window to the front elevation and double doors onto the garden, two radiators and a feature fireplace with feature stove style gas fire.

KITCHEN

Solid wood fitted wall mounted, base and drawer units with work surfaces and a ceramic sink and drainer unit with mixer tap. Fitted electric oven and gas hob with extractor fan, integrated fridge freezer and washing machine. Upvc double glazed window onto the garden and a door to the dining/family room.

DINING/FAMILY ROOM

Door into the garage and open through to the conservatory.

CONSERVATORY

Upvc double glaze windows and doors onto the garden.

FIRST FLOOR LANDING

Loft access and doors to -



BEDROOM I

Built in wardrobes, radiator and upvc double glazed window.

EN SUITE

Enclosed shower, fitted storage cupboards, low flush wc, wash hand basin, chrome ladder radiator and a upvc double glazed window..







BEDROOM 2

Built-in wardrobes, radiator and a upvc double glazed window.

BEDROOM 3

Upvc double glazed window, wardrobes, office furniture and a radiator.

BATHROOM

Panel enclosed bath with central taps and handheld shower, separate enclosed shower, fitted storage with low flush WC and a wash hand basin, upvc double glazed window and a chrome ladder style radiator.

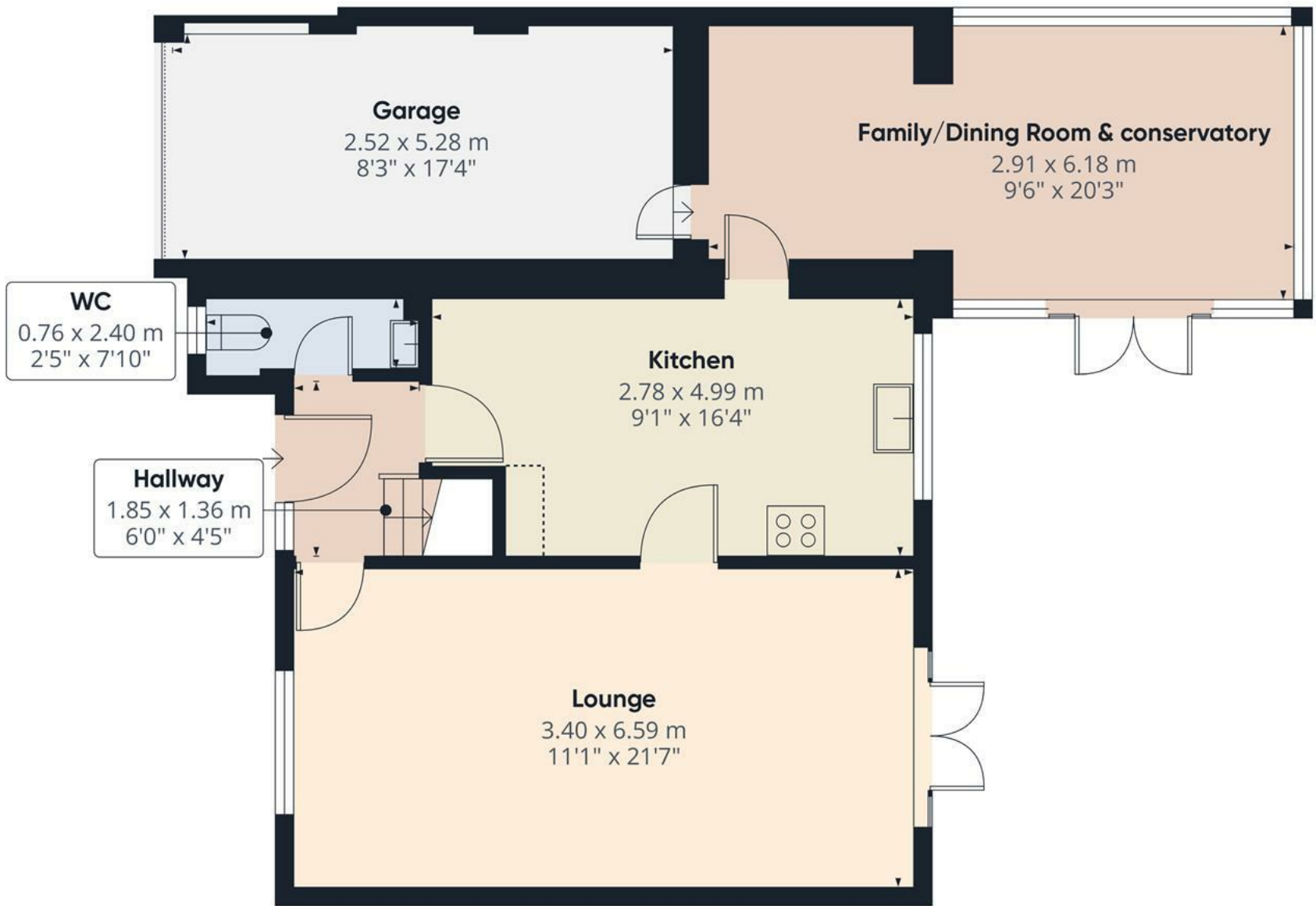


OUTSIDE

Corner Plot position with ample parking to the front, Stone tiered Garden to the side. Gated access to the rear garden. With lawn and seating areas. Single garage with up and over door, power and light.







Approximate total area⁽¹⁾
73.3 m²
789 ft²

Reduced headroom
0.3 m²
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

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

GIRAFFE360



Floor 0



Approximate total area⁽¹⁾
38 m²
408 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
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Landing

1.77 x 0.86 m
5'9" x 2'9"

Bathroom

1.84 x 3.01 m
6'0" x 9'10"

En-suite

2.70 x 1.40 m
8'10" x 4'7"

Bedroom

2.78 x 2.00 m
9'1" x 6'6"

Bedroom

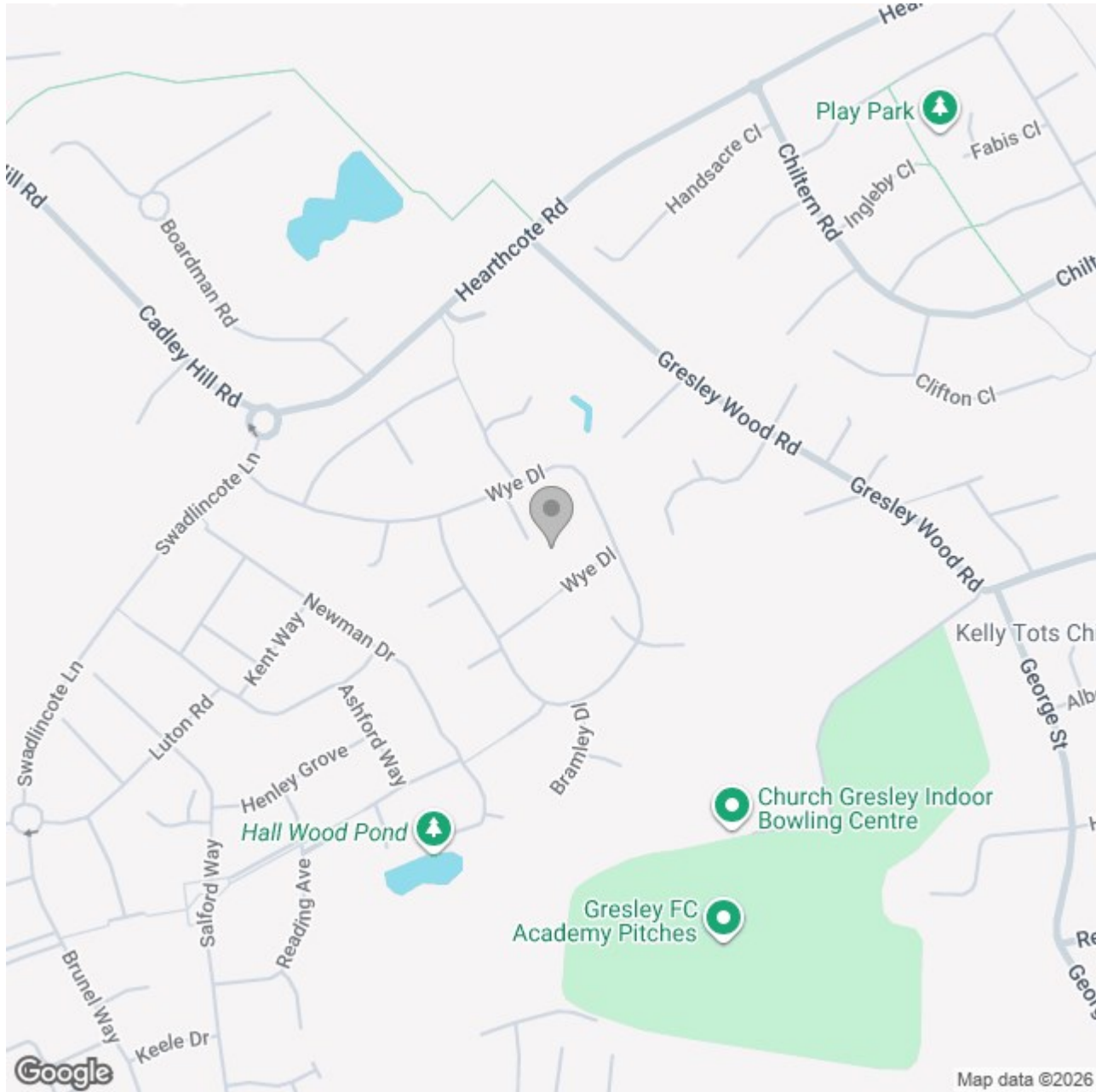
2.88 x 3.57 m
9'5" x 11'8"

Bedroom

2.92 x 2.94 m
9'7" x 9'7"



Floor 1



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 	