





**IMPRESSIVE AVANT 2022
BUILT SEMI DETACHED
PROPERTY OVERLOOKING
THE WOODLAND.**

Beautifully presented throughout and offers a hall with guest cloakroom. Open plan living and dining kitchen plus a utility cupboard with plumbing for a washing machine. The first floor offers three bedrooms and a family bathroom. Enclosed rear garden and parking for 2 cars side by side. An internal viewing is highly recommended. **NO UPWARD CHAIN.**



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with a radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin, radiator and a upvc double glazed window.

OPEN PLAN LIVING

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink unit, fitted electric oven and a microwave , electric hob with extractor, integrated fridge freezer and dishwasher, radiator and a upvc double glazed window to the front.

LIVING & DINING AREA

Two radiators, upvc double glazed bi-fold doors onto the garden, stairs to the first floor and a utility cupboard with plumbing for a washing machine.

FIRST FLOOR LANDING

Upvc double glazed window to the side and airing cupboard.

BEDROOM 1

Built in wardrobes, radiator and a upvc double glazed window to the front.

BEDROOM 2

Upvc double glazed window to the rear and a radiator.



BEDROOM 3

Upvc double glazed window to rear, radiator and loft access.







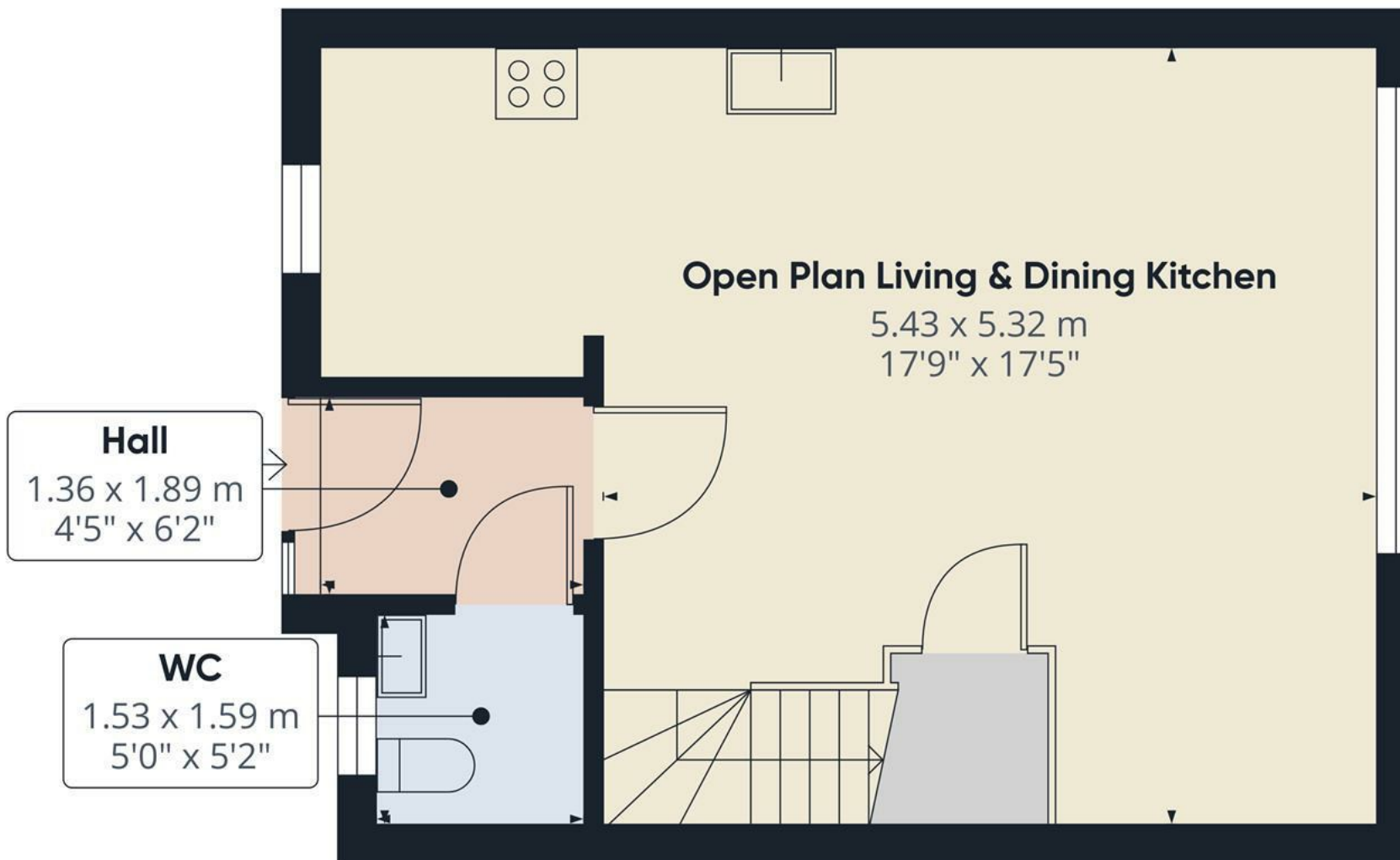
BATHROOM

Panel enclosed bath with a hand held shower and rainfall over head shower, shower screen. Low flush wc, wash hand basin with storage drawer under, chrome ladder style radiator and a upvc double glazed window.

OUTSIDE

Lawn and paved patio and a garden shed. Two side by side parking spaces.





Approximate total area⁽¹⁾

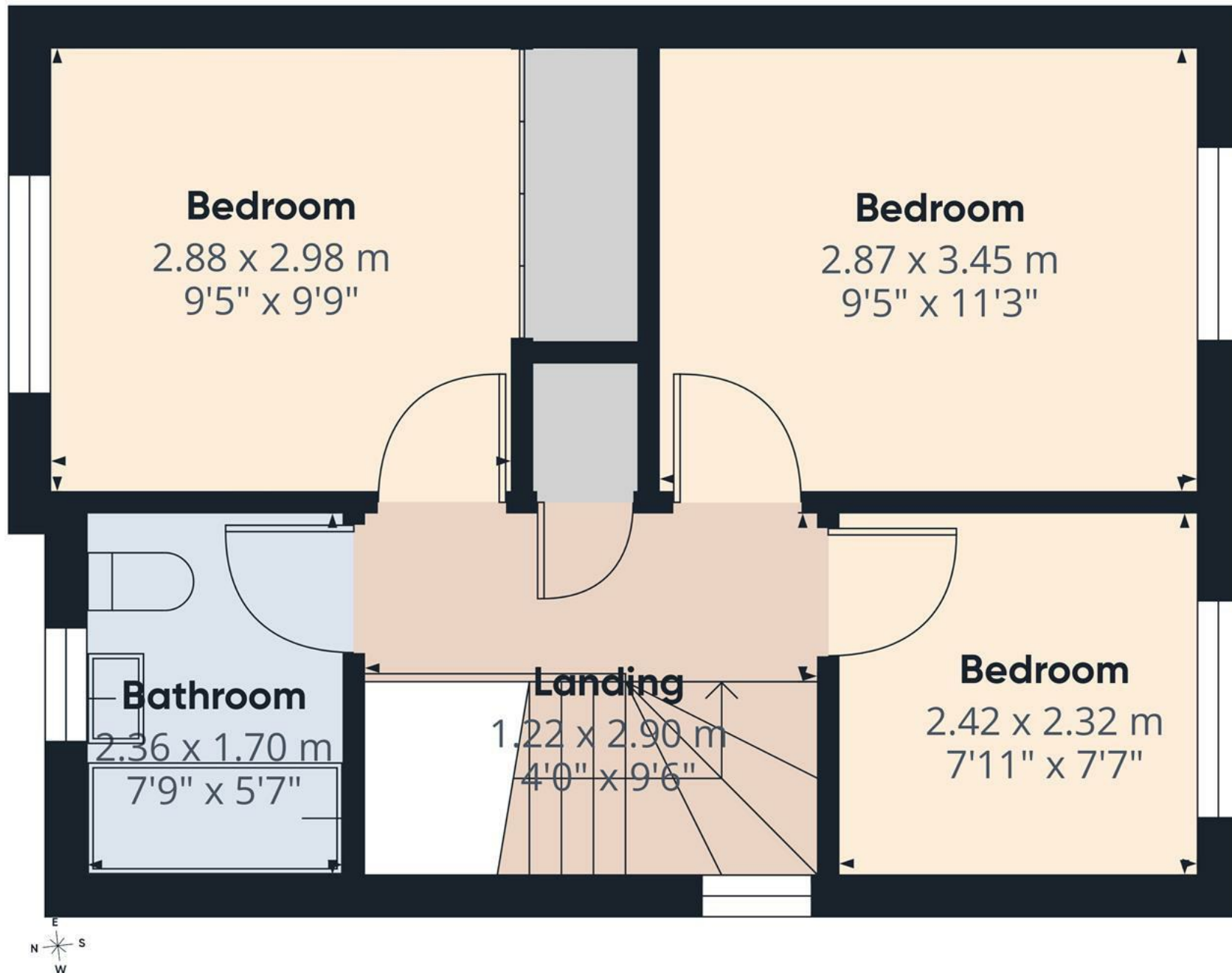
39.2 m²

422 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



Floor 1

Approximate total area⁽¹⁾

34.1 m²

367 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

