





**** IMPRESSIVE MODERN PROPERTY
**** BI FOLD DOORS ONTO THE GARDEN

Agents Note: We ask that you undertake enquiries over planning applications to the west of the A444 and seek to satisfy yourself in this regard.

Modern semi detached property offering a hall, lounge with bi-fold doors onto the garden and a fitted kitchen with utility cupboard and guest cloakroom. Three bedrooms, en-suite shower room and a bathroom, enclosed garden and a long drive to the side. NO CHAIN



ABODE
SALES & LETTINGS

HALL

Entrance door into the hall with large storage cupboard for coats and shoes.

KITCHEN

Fitted units with work surfaces and a sink unit. Fitted electric double oven and hob, integrated fridge freezer and dishwasher. Upvc double glazed window and a radiator.

UTILITY

Plumbing and space for a washing machine.

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Radiator and bifold doors onto the garden.

FIRST FLOOR LANDING

Airing cupboard and doors to -

BEDROOM 1

Wardrobe, radiator and upvc double glazed window.

EN SUITE

Shower, low flush wc, vanity sink unit with wash hand basin and drawer under, radiator

BEDROOM 2

Upvc double glazed window and radiator.

BEDROOM 3

Upvc double glazed window and radiator.

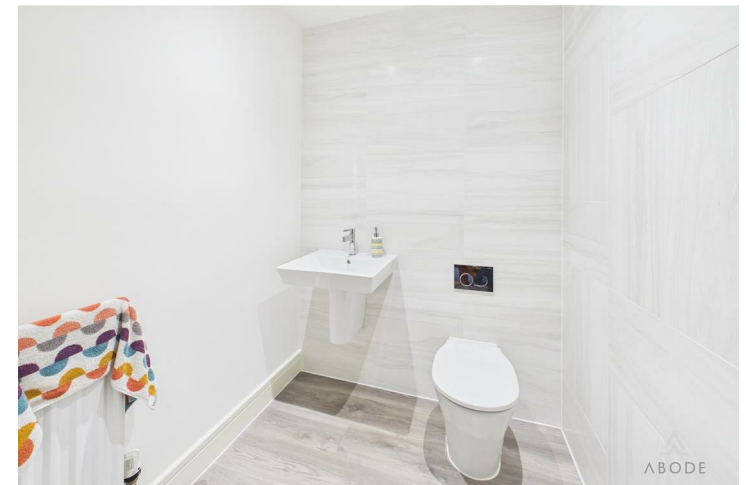
BATHROOM

Panel enclosed bath with a shower, low flush wc, wash hand basin and radiator.

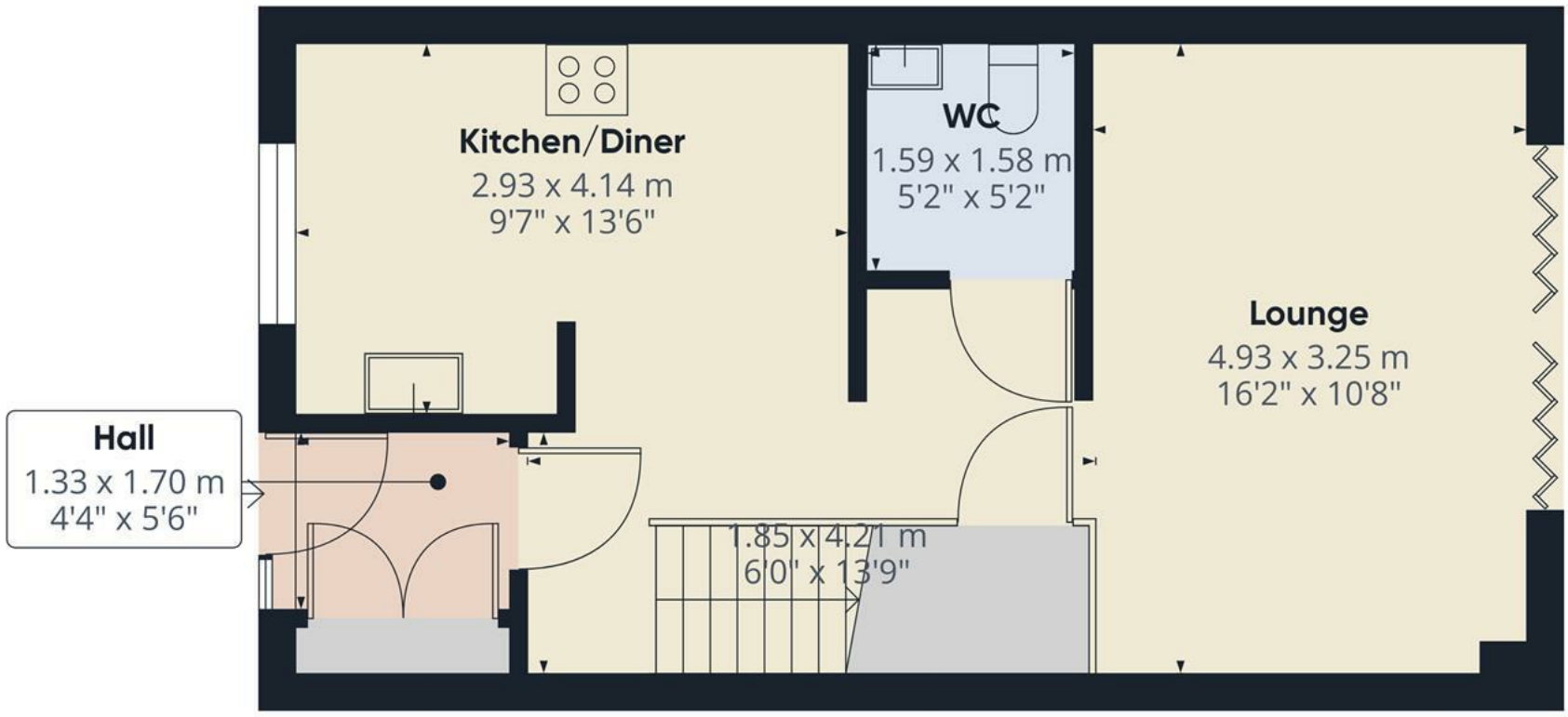
OUTSIDE



Enclosed garden with lawn, shed and patio. Long side drive.







Approximate total area⁽¹⁾
44.5 m²
480 ft²

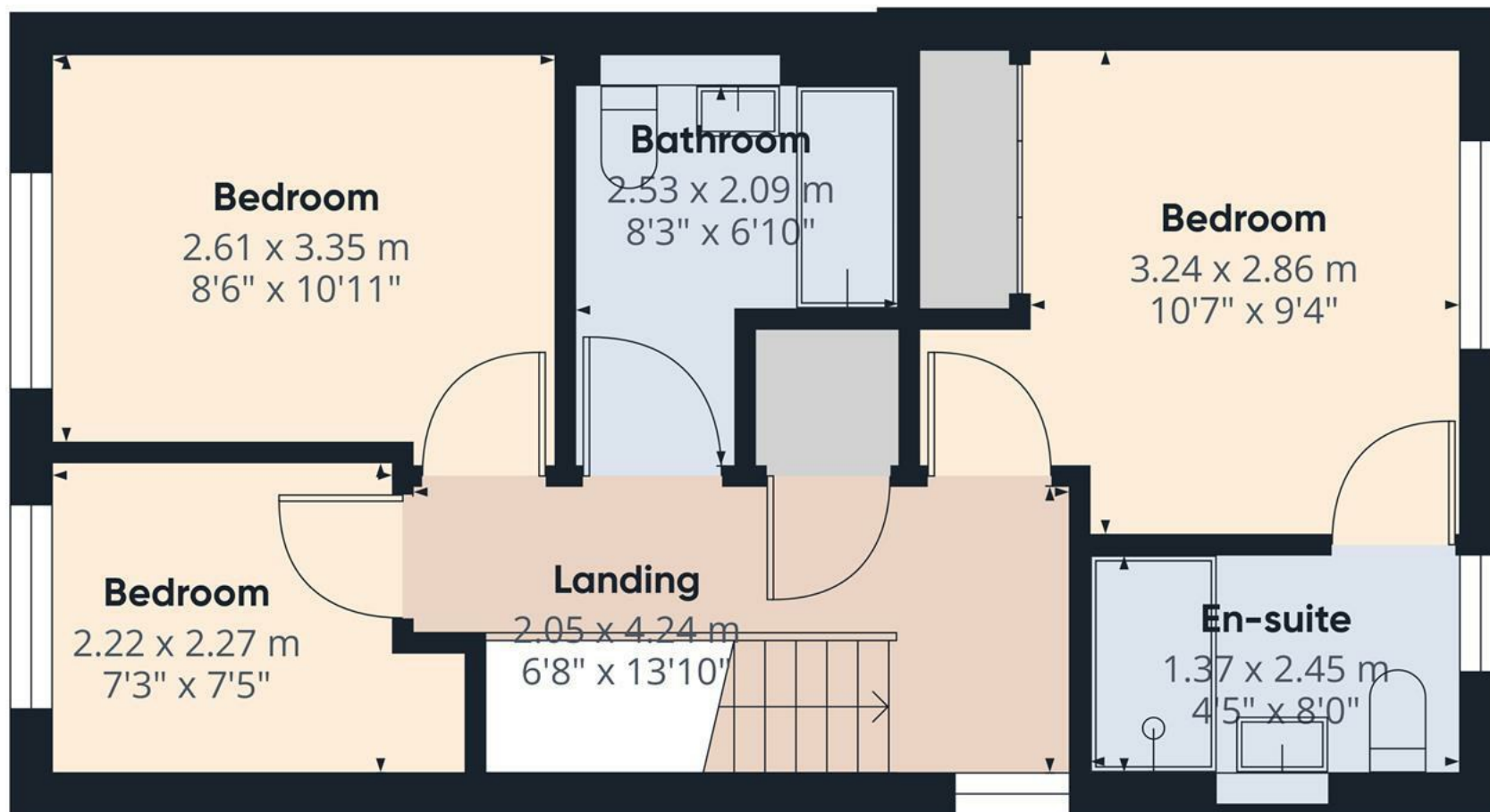
(1) Excluding balconies and terraces

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

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Floor 0



Approximate total area⁽¹⁾

40.4 m²

436 ft²

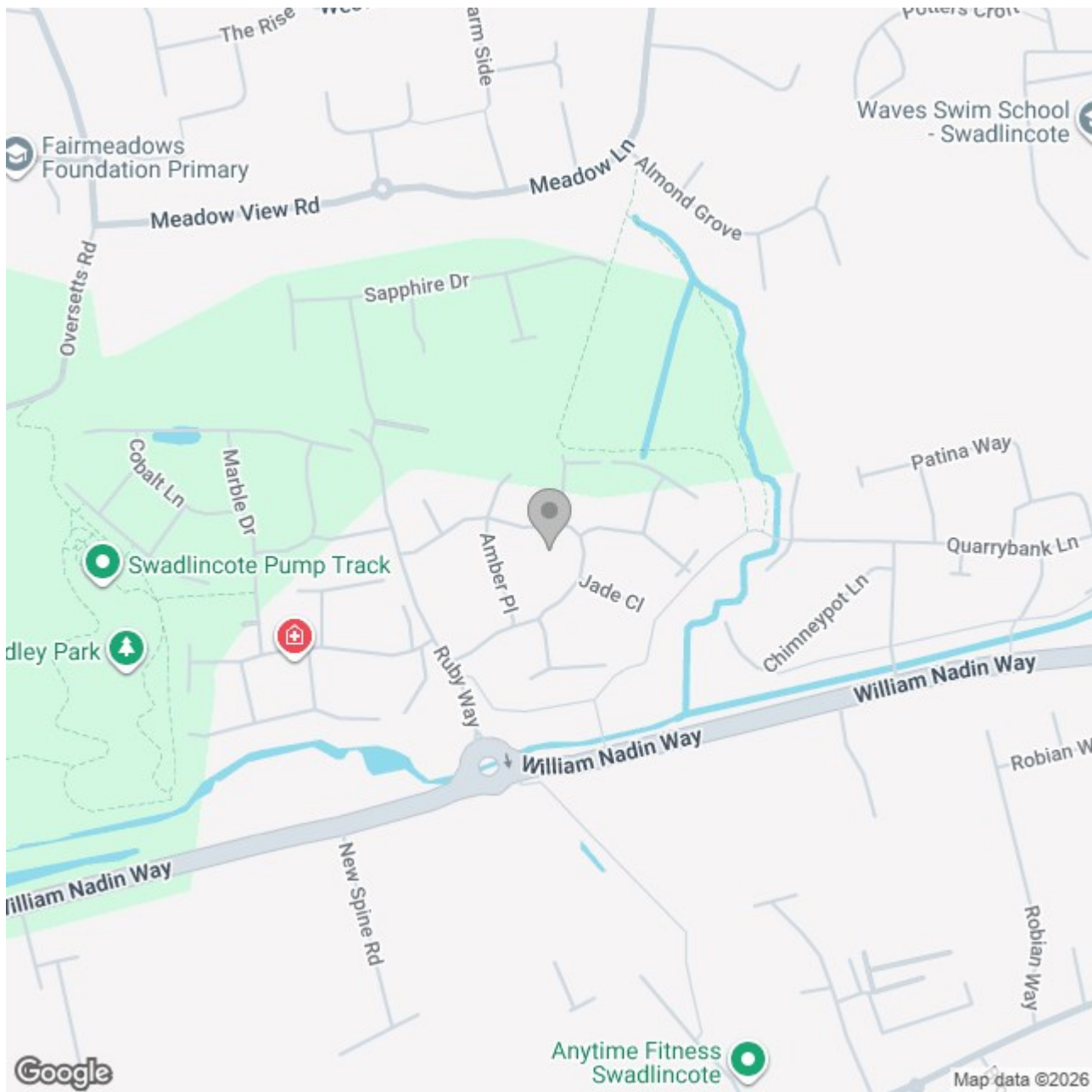
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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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