





**\*\*\*\* DECEPTIVE & EXTENDED  
THREE BEDROOM HOME \*\*\***

This is an impressive semi detached property with well presented accommodation and a beautiful landscaped garden.

Two bedrooms are currently open into 1 room, the owners will put the wall back up for 2 rooms if preferred. In brief the property offers a good size hall, family room/study, lounge and dining room, modern fitted kitchen. Four bedrooms, en suite and family bathroom.

Enclosed rear garden and parking to the front. **INTERNAL VIEWING HIGHLY RECOMMENDED.**



## HALL

Entrance door into the hall with a tiled floor, radiator and a door to the study/family room. Featured half panelled wall with wood shelf, spot lights

## STUDY/FAMILY

Perfect entertaining room, home office or play room, double glazed patio doors onto the garden, radiator, featured half panelled wall with wood shelf, spot lights, tiled floor and double doors into the inner hall.

## INNER HALL

Stairs to the first floor and door to -

## LOUNGE

Upvc double glazed window to the side, radiator, wood effect flooring and open to the dining room.

## DINING ROOM

Upvc double glazed window to the front, wood effect flooring and a radiator.

## KITCHEN

Fitted wall mounted, base and drawer units, cabinets with built in lights, work surfaces and breakfast bar. Sink and drainer unit, fitted electric double oven and hob with stainless steel splash back and extractor hood, plumbing for a washing machine and dishwasher, space for a fridge freezer and tumble dryer, under stairs storage cupboard, spot lights, radiator and upvc double glazed window and door to the garden.

## FIRST FLOOR LANDING

Storage cupboard and doors to -



## BEDROOM 1

Upvc double glazed window, loft access and a radiator.

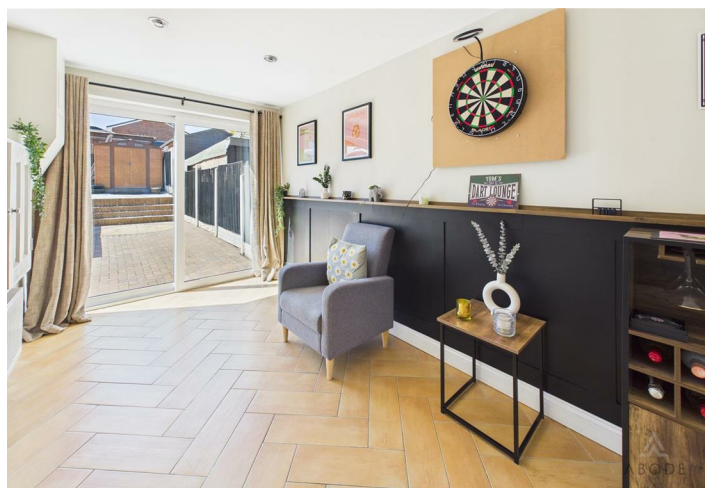
## EN SUITE

Panel enclosed bath with an electric shower over, low flush wc, vanity sink unit with wash hand basin and storage under, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window, loft access and a radiator.







### BEDROOM 3

Upvc double glazed window and a radiator. There is currently access to bedroom 4 but could be closed back up.

### BEDROOM 4

Upvc double glazed window and radiator.

### BATHROOM

Corner jacuzzi bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

### OUTSIDE

Block paved parking to the front. Rear garden with block paved and paved seating areas, raised beds and stone boarders, raised decked patio and a garden shed.

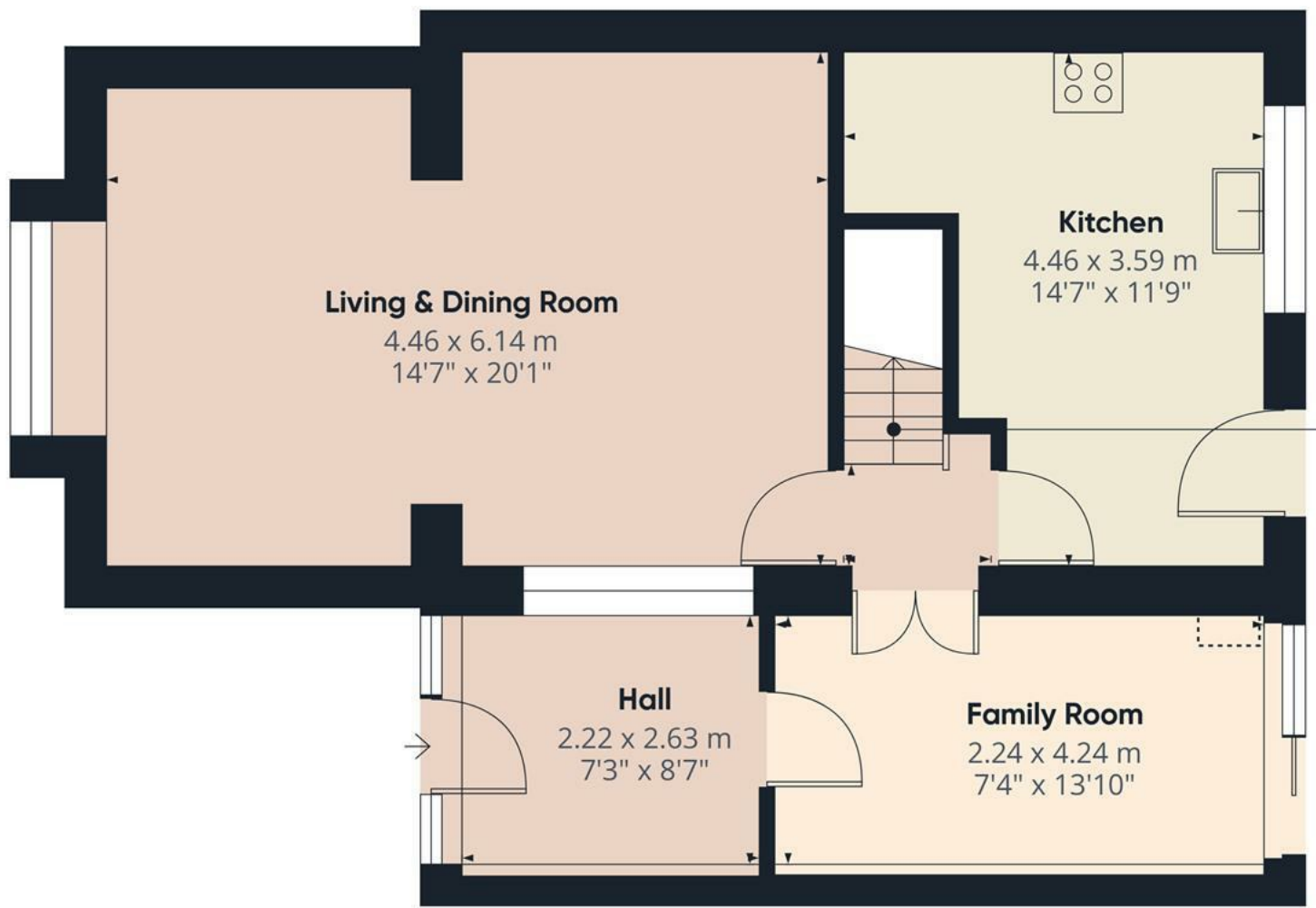








ABODE



**Hallway**  
0.85 x 1.31 m  
2'9" x 4'3"



Floor 0

**Approximate total area<sup>m</sup>**  
59.4 m<sup>2</sup>  
640 ft<sup>2</sup>

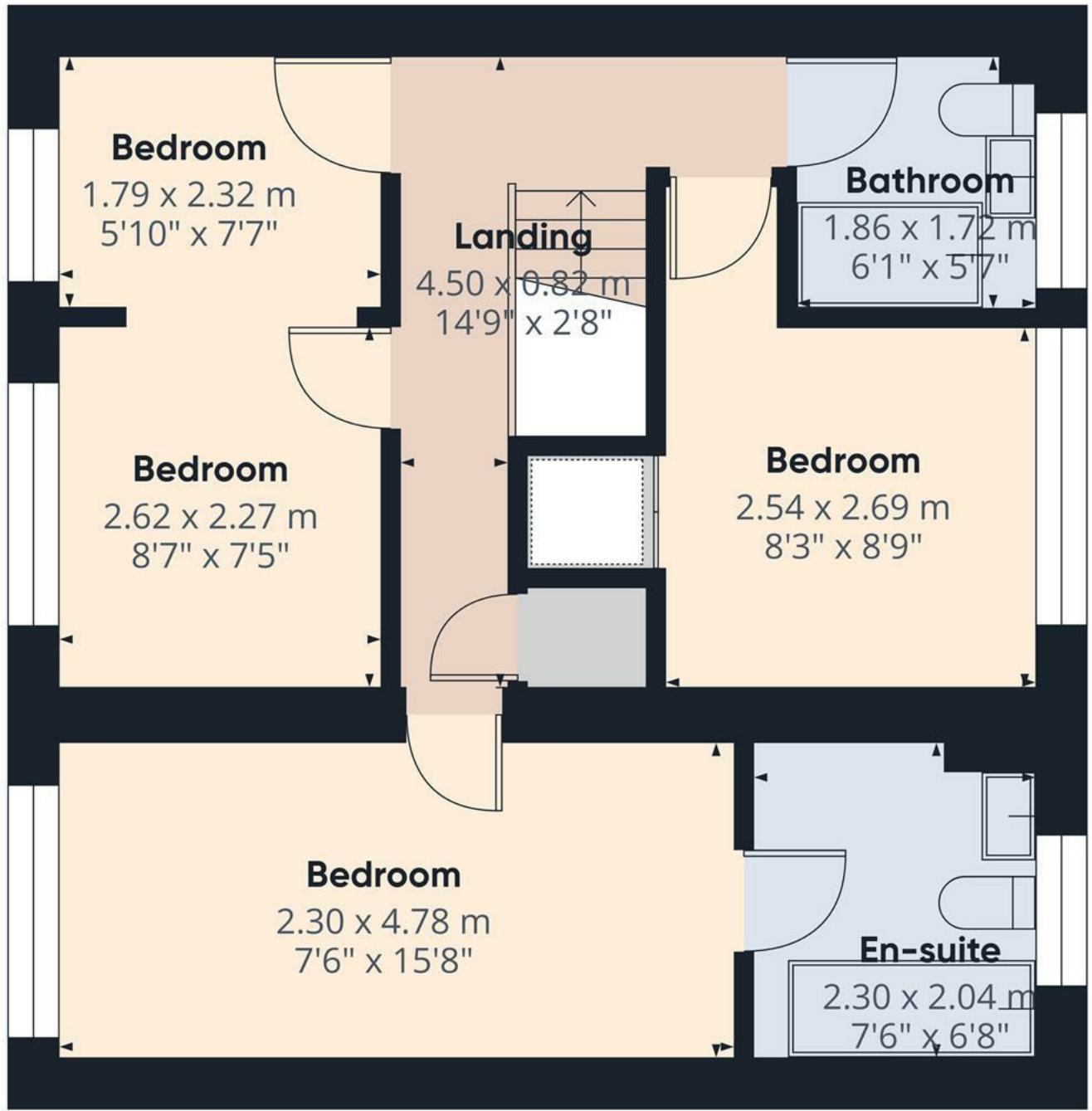
**Reduced headroom**  
0.1 m<sup>2</sup>  
1 ft<sup>2</sup>

(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.

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Floor 1

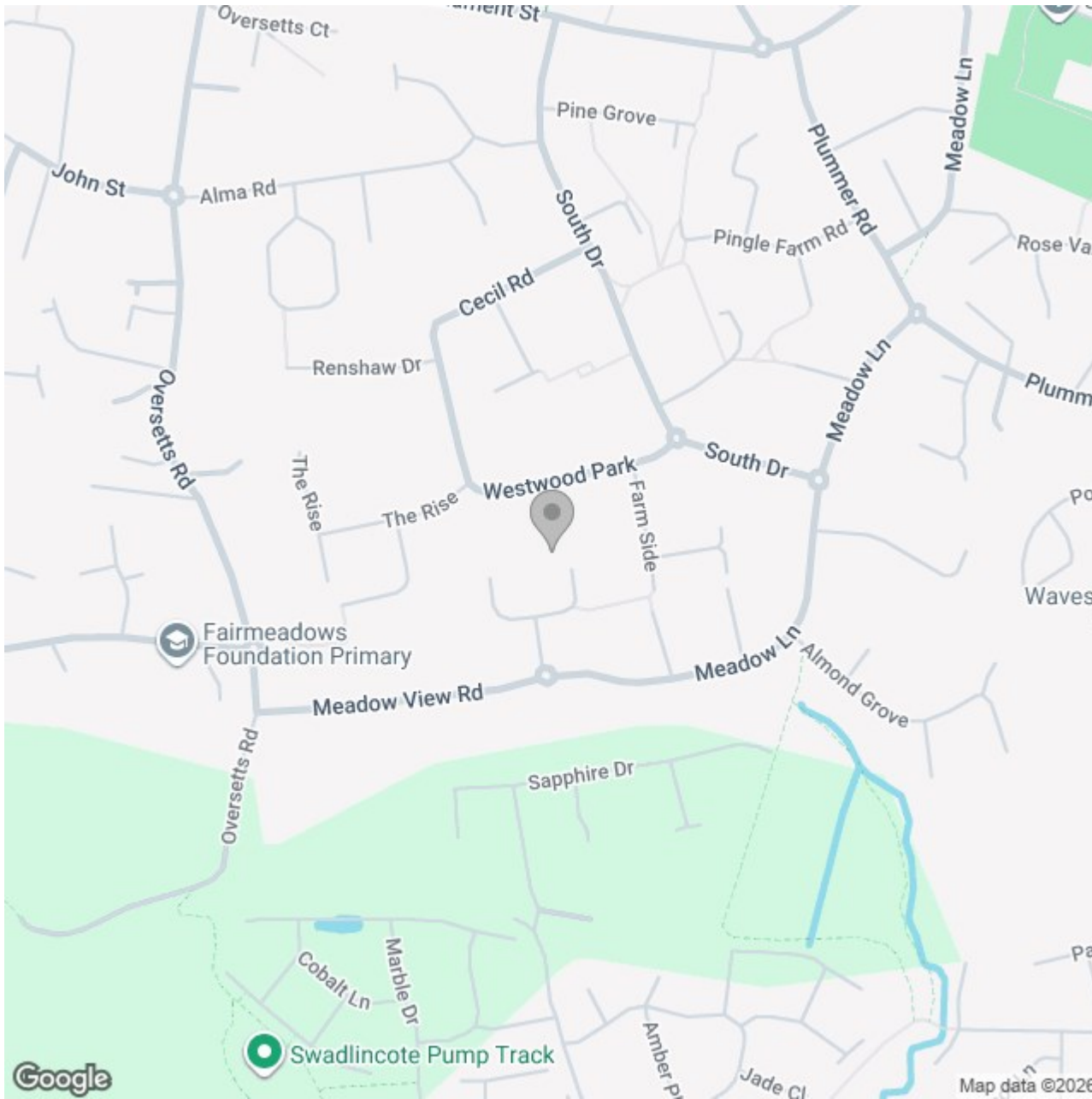
Approximate total area<sup>(1)</sup>

42.5 m<sup>2</sup>  
457 ft<sup>2</sup>

(1) Excluding balconies and terraces

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	