





****** IMPRESSIVE EXECUTIVE DETACHED PROPERTY WITH DETACHED DOUBLE GARAGE **** RE-FITTED HIGH SPECIFICATION DINING KITCHEN WITH DOORS ONTO THE GARDEN ******

Beautifully presented throughout offering an entrance hall with guest cloakroom, lounge with feature wood burning stove, dining/family area open through to the large conservatory over looking the garden. Modern fitted kitchen with matching utility room and a separate study. The first floor offers four bedrooms, all with built in wardrobes, ensuite shower room and a stunning family bathroom with free standing bath and walk-in shower. Established gardens to the rear and both sides of the property, driveway and a detached double garage. House and a separate garage security alarm.

INTERNAL VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE PRESENTATION AND SPECIFICATION OF THIS PROPERTY.



ABODE
SALES & LETTINGS

ENTRANCE HALL

Composite entrance door into the hall with stairs to the first floor, radiator, two upvc double glazed windows and doors to -

CLOAKROOM

Fully tiled with a low flush wc, wash hand basin, chrome ladder style radiator.

LOUNGE

Feature wood burning stove, upvc double glazed window to the front, patio doors into the conservatory and two radiators.

CONSERVATORY

Upvc double glazed windows and doors onto the garden and open through to the dining/family room.

DINING/FAMILY ROOM

Radiator and a door into the hallway.

STUDY

Two upvc double glazed windows and a radiator.

KITCHEN

Recently re-fitted modern kitchen offering wall mounted, base and drawer units with Quartz work surfaces and matching island with breakfast bar. Space for a range style cooker with fitted extractor hood, space for an American fridge freezer, integrated dishwasher, Belfast sink with a boiling water tap. Radiator, upvc double glazed window and double doors onto the garden and a door to the utility room.

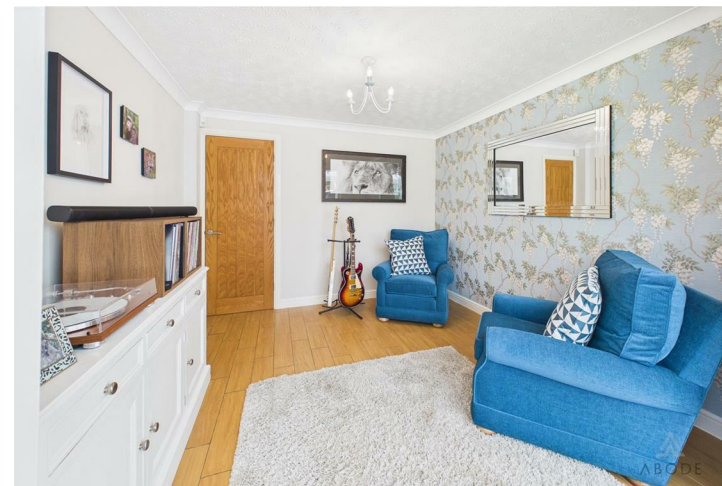


UTILITY ROOM

Matching fitted units with work surfaces, plumbing and space for a washing machine and space for a tumble dryer, radiator, loft access, door to the garden and a upvc double glazed window.

FIRST FLOOR LANDING

Storage cupboard, loft access and upvc double glazed window.







BEDROOM 1

Two double built in wardrobes, radiator and upvc double glazed window.

EN SUITE

Walk in shower, low flush wc, wash hand basin, upvc double glazed window and chrome ladder style radiator.

BEDROOM 2

Built in wardrobes, radiator and upvc double glazed window.

BEDROOM 3

Built in wardrobes, radiator and upvc double glazed window.

BEDROOM 4

Built in wardrobes, radiator and upvc double glazed window.

BATHROOM

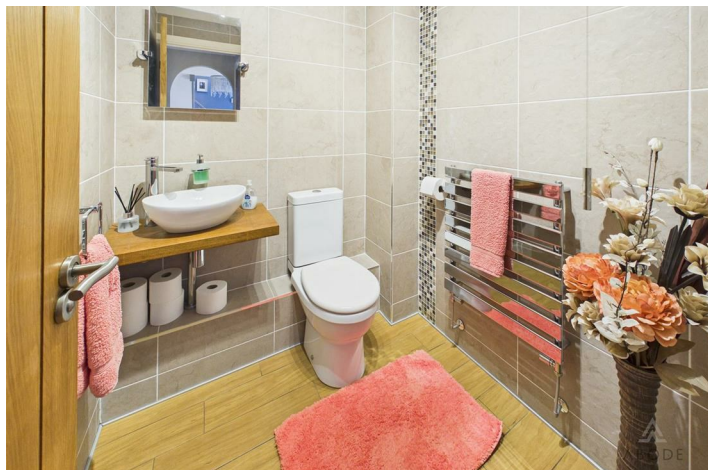
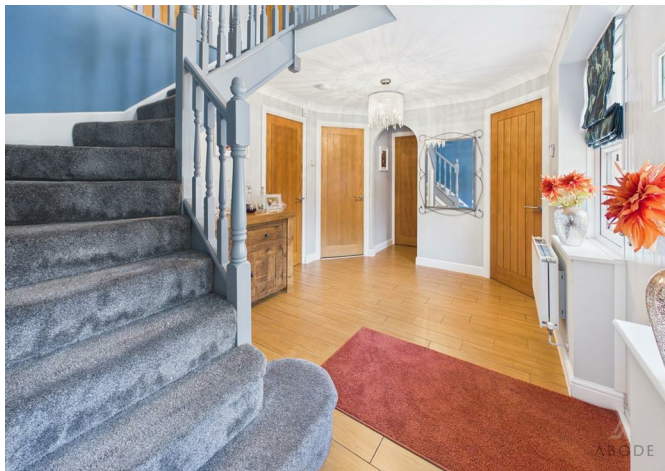
Recently re-fitted, modern bathroom offering a free standing bath with mixer tap and shower attachment. Double walk in shower, low flush wc, wash hand basin, fully tiled, ladder style radiator and two upvc double glazed windows.

OUTSIDE

Located on a great size plot with a side drive and double detached garage. Gardens wrap the rear and sides of the property offering, lawns, decked and paved seating areas, raised beds, mature shrubs and plants, trees and a pear tree. Two secure gates to both sides and a personal door into the garage.

The garage offers two electric doors, loft space, security alarm, power and lights. .

















Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

195.4 m²

2103 ft²

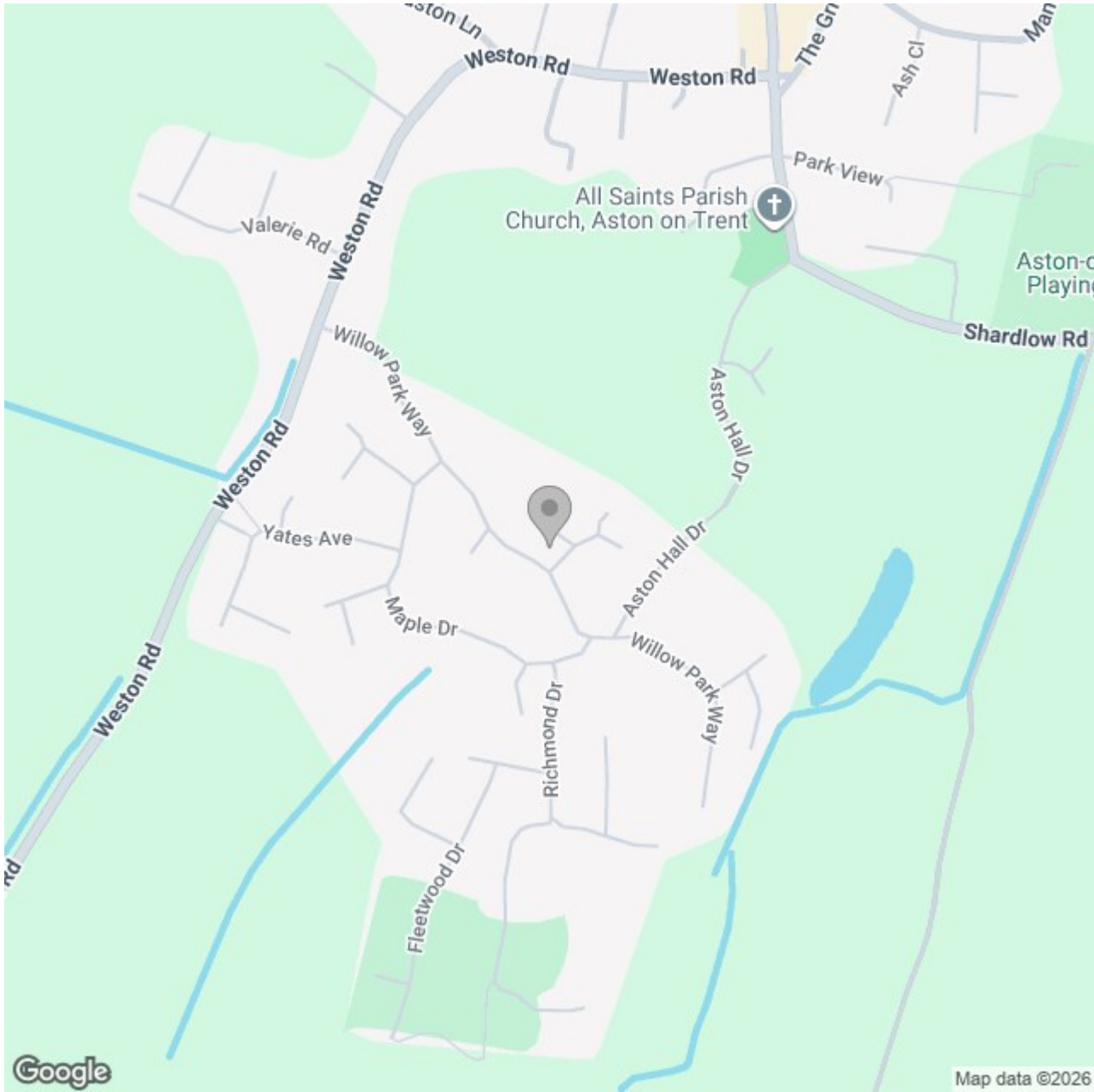
(1) Excluding balconies and terraces

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



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