





**** FOUR BEDROOMS & TWO EN SUITES

**** Modern three storey detached property offering a hall, lounge with bay window, fitted dining kitchen with doors onto the rear garden. The first floor offers three bedrooms, en suite shower room and a family bathroom, the second floor offers the master bedroom with en suite shower room. Enclosed rear garden, side drive and a single garage. A VIEWING APPOINTMENT IS HIGHLY RECOMMENDED.



HALL

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

CLOAKROOM

Low flush wc, wash hand basin and a radiator.

LOUNGE

Upvc double glazed bay window to the front and a radiator.

KITCHEN

Fitted units with work surfaces and a sink and drainer unit. Fitted electric double oven and gas hob with extractor, plumbing and spaces for a washing machine and dishwasher, space for a fridge freezer. Upvc double glazed window and doors onto the garden, and two radiators.

FIRST FLOOR LANDING

Stairs to the second floor and doors to -

BEDROOM

Upvc double glazed window and a radiator.

EN SUITE

Shower, low flush wc, wash hand basin and radiator.

BEDROOM

Upvc double glazed window and a radiator.

BEDROOM

Upvc double glazed window and a radiator.

SECOND FLOOR LANDING

Door to -



ABODE

MASTER BEDROOM

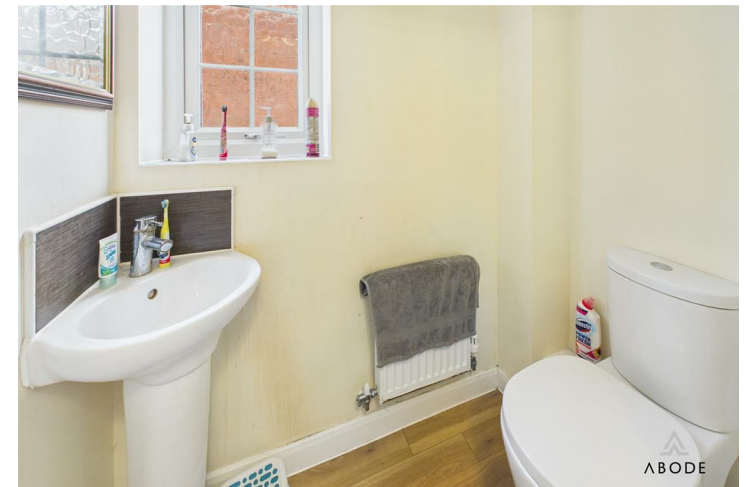
Sky light window to the rear and a upvc double glazed window. to the front, radiator and wardrobes.

EN SUITE

Shower, low flush wc wash hand basin and radiator.

OUTSIDE

Side drive down to a single garage. Gated access into an enclosed rear garden offering a lawn and paved patio.



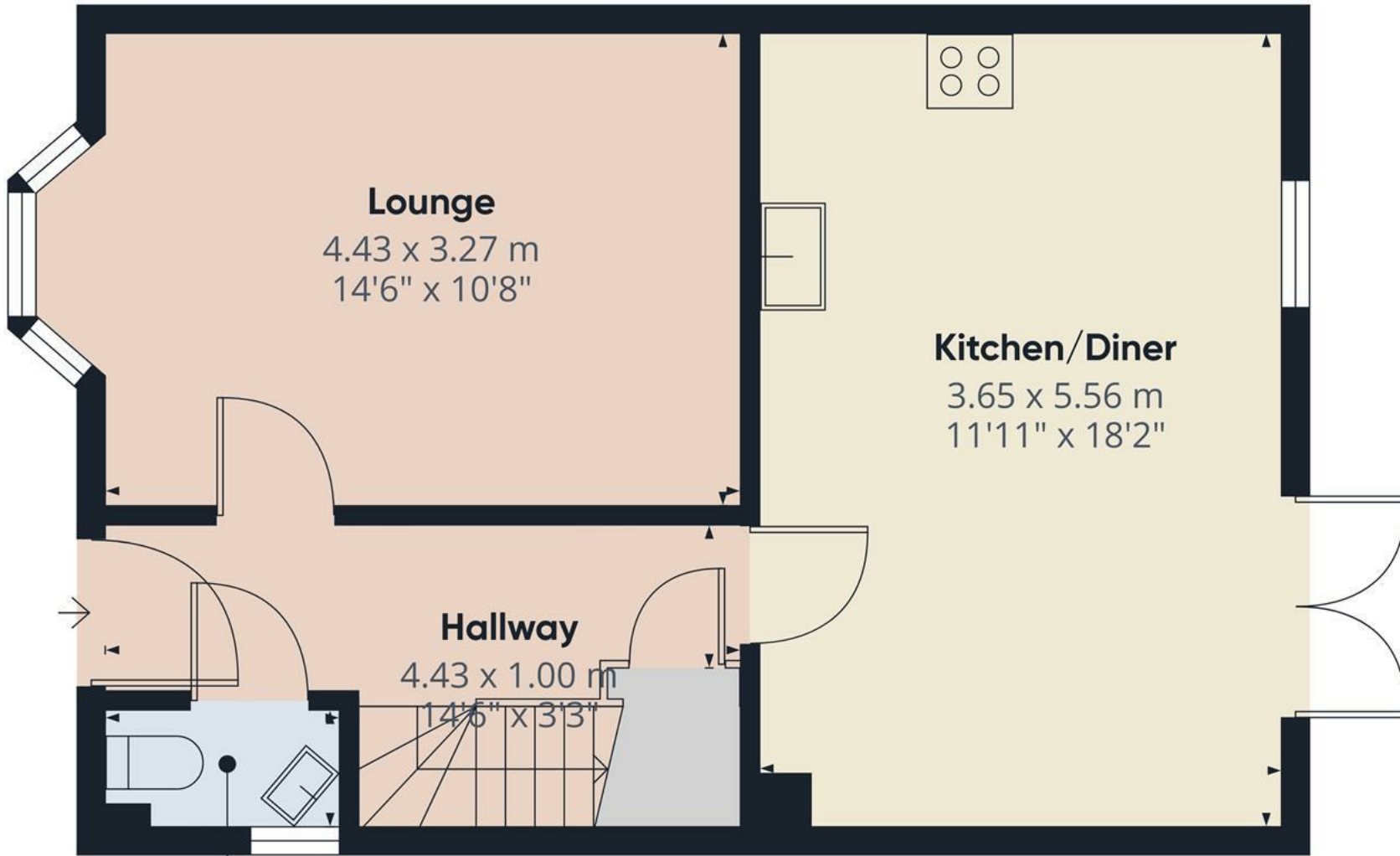
ABODE











Lounge
4.43 x 3.27 m
14'6" x 10'8"

Kitchen/Diner
3.65 x 5.56 m
11'11" x 18'2"

Hallway
4.43 x 1.00 m
14'6" x 3'3"

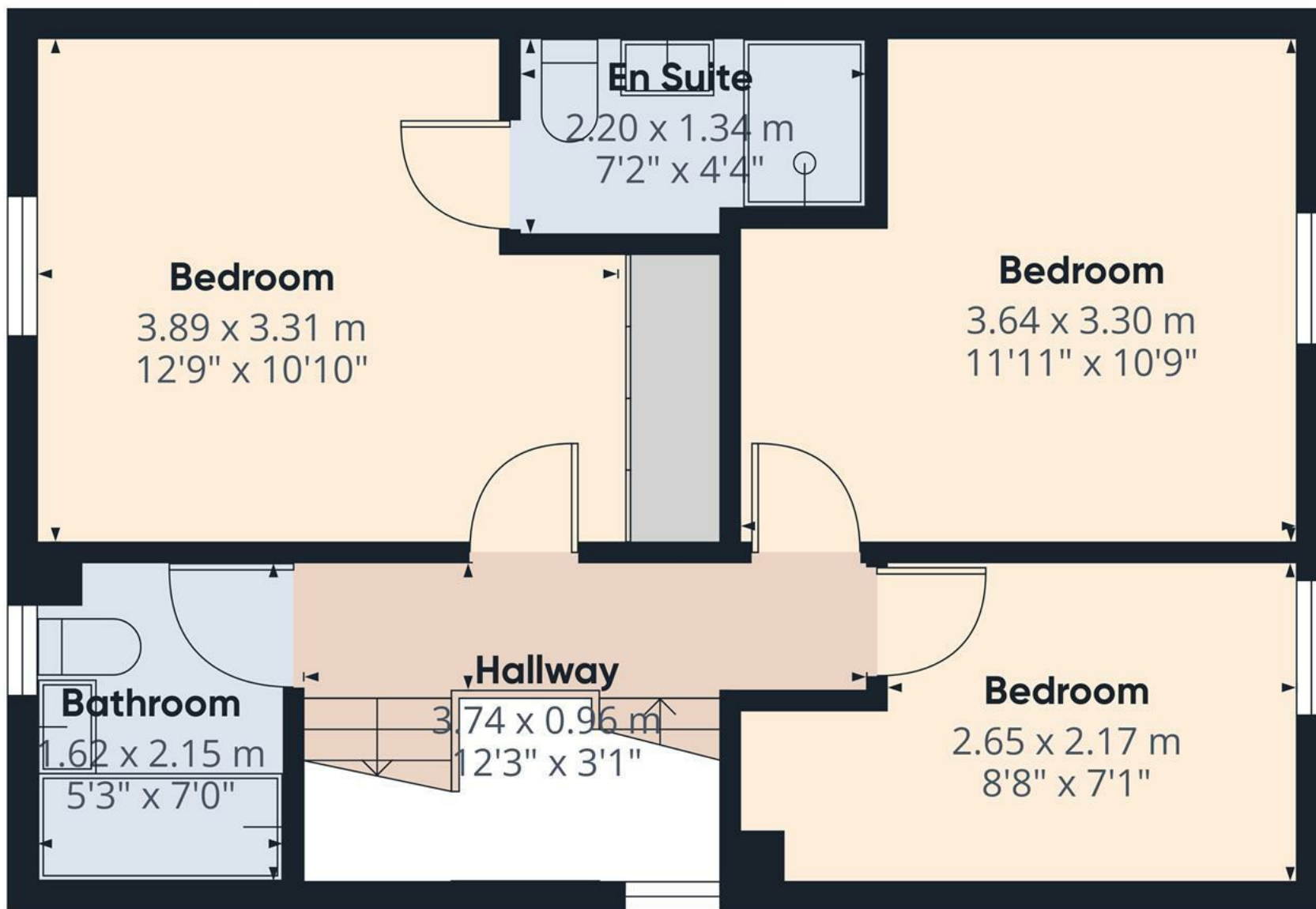
WC
1.62 x 0.92 m
5'3" x 3'0"

Approximate total area⁽¹⁾
45.4 m²
489 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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Approximate total area⁽¹⁾

40.6 m²

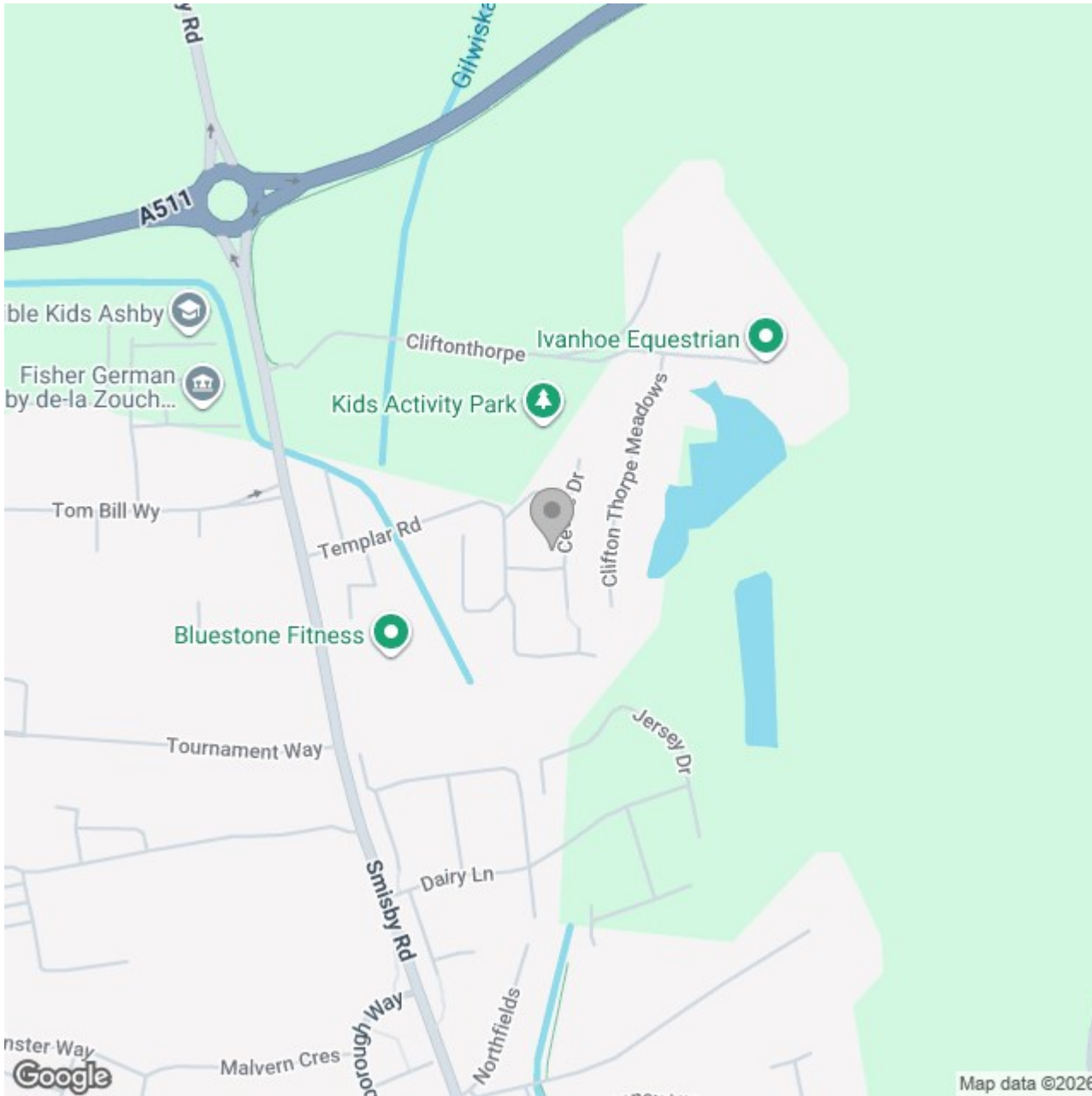
437 ft²

(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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	