





**** FOUR BEDROOM DETACHED ****
GARAGE ** EN-SUITE ** CUL-DE-SAC
LOCATION * NO CHAIN *****

A detached family home with four-bedrooms, situated on a peaceful location being fully double glazed and gas centrally heated. The internal accommodation comprises hallway, lounge, dining room, kitchen, utility, cloaks/WC, four bedrooms with en-suite to master and separate family bathroom.

Externally, the frontage has off-road parking for two vehicles, and a further driveway to the rear leading up to the detached garage. The rear has a spacious laid to lawn garden with a stone paved patio area. Viewings are strictly by appointment and can be arranged by contacting **ABODE Estate Agents**



ABODE
SALES & LETTINGS

Hallway

With a frosted double-glazed window to the front elevation, front entry door leading into, staircase rising to the first floor, landing, central heating radiator, smoke alarm, thermostat, doors, leading to:

Dining Room

With a double-glazed bay window to the front elevation, central heating radiator, doors lead to:

Kitchen

With a double-glazed window to the rear elevation, featuring a range of matching base and eye level storage cupboards and drawers with granite effect drop edge preparation work surfaces and complementary tiling surrounding, stainless steel sink and drainer with mixer tap, freestanding four ring electric hob with oven and grill, stainless steel extractor hood, consumer unit and space for further freestanding white goods, doors leading to:

Utility Room

With a UPVC double glazed window to the rear elevation, central heating radiator, UPVC double glazed frosted door, leading to the garden, base level storage cupboard with space for freestanding appliances, stainless steel sink and drainer with mixer tap, door leads to:

Cloaks/WC

With a low-level WC with continental flush, pedestal wash hand basin with tiled splashback, extractor fan, central heating radiator.



Lounge

With a glazed box bay window to the front elevation, double glazed sliding doors leading to the rear patio, the focal point of the room being the electric fireplace, two central heating radiators and TV aerial point.

Landing

With smoke alarm, access into loft space via loft hatch, central heating radiator, doors lead to:







Bedroom One

With a double glazed window to the front elevation, central heating radiator, built-in double wardrobe space with hanging rails and shelving, TV aerial point, door leads to:

En-suite

With a frosted double-glazed window to the front elevation, featuring a three-piece shower room suite, comprising of low-level WC with continental flush, wash hand basin with waterfall mixer tap, shower cubicle with electric shower over and complementary tiling to wall coverings, central heating radiator, extractor fan, shaving point.



Bedroom Two

With a double glazed window to the front elevation, central heating, radiator, over stairs, storage cupboard, double wardrobe with hanging rails and shelving, TV aerial point.

Bedroom Three

With a double glazed window to the rear elevation, central heating radiator

Bedroom Four

With a double glazed window to the rear elevation, central heating radiator, central heating Worcester Bosch combination gas boiler.

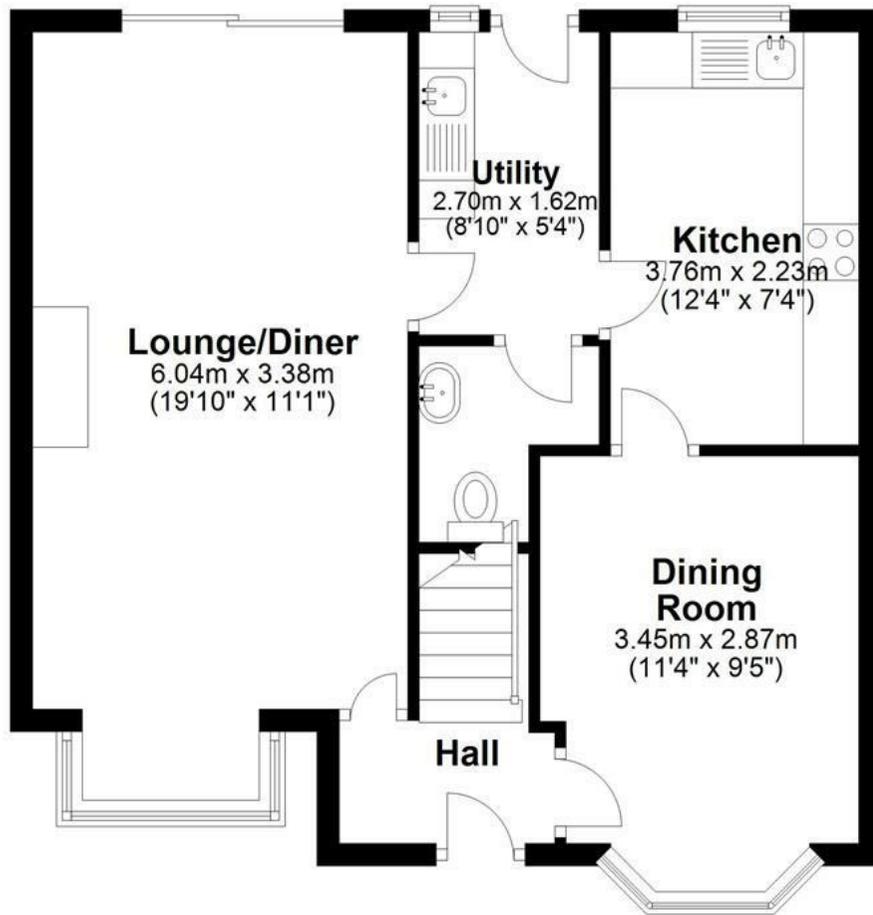


Outside

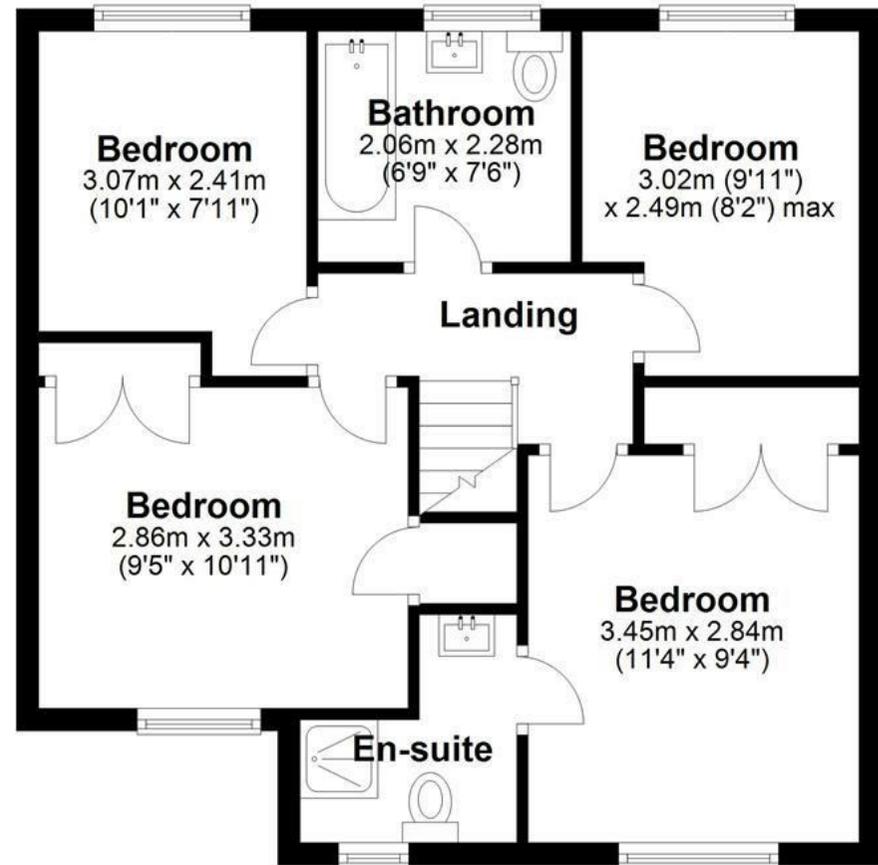
The property is situated on a corner plot taking advantage of the fact it benefits from having two driveways allowing ample parking space for several cars to the front and rear. The front tarmac driveway allows space for one vehicle and is edged to the side with a small garden. The rear is fully enclosed mainly laid to lawn with a paved pathway providing access up to the Detached Garage.

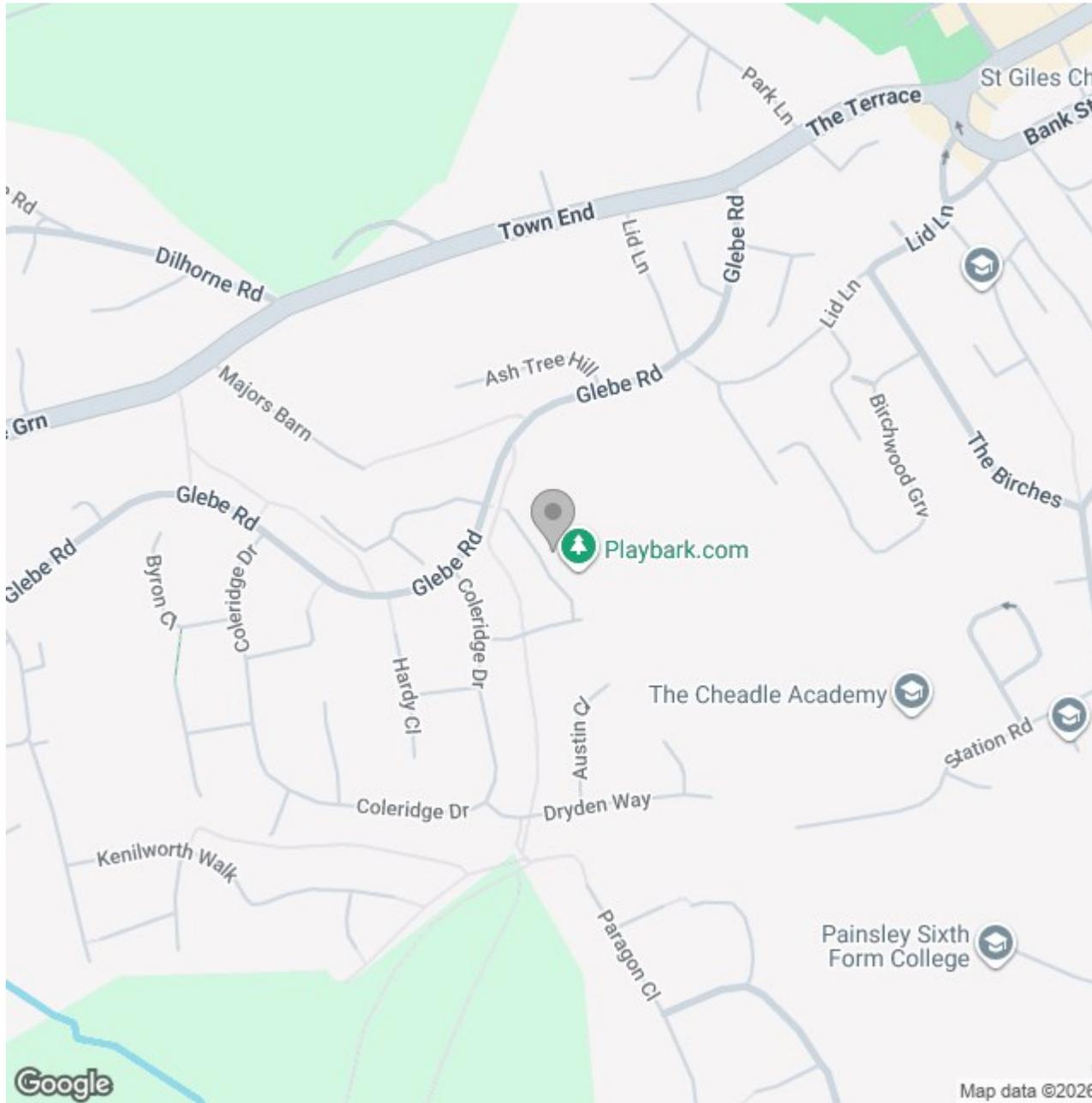


Ground Floor



First Floor





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	