





Abode are delighted to offer for sale Ashberrys, The Tuscany. Perfect 4 bedroom home and excellently suited for families, boasting varied communal space to the ground floor, and well-considered privacy through the bedroom layouts. In brief the property offers open-plan kitchen, family, and dining area with French doors to rear garden.

Integrated kitchen appliances, utility, front-facing living room, study and cloakroom. Contemporary family bathroom, en suite to bedroom 1 and 3 further bedrooms.

10-year warranty and insurance protection



ABODE
SALES & LETTINGS

HALL

CLOAKROOM

LOUNGE

11'1" x 16'2"

Kitchen

3.71m (max) x 3.00m (max) (12'2" (max) x 9'10" (max))

Family and dining area

4.62m x 3.80m (15'2" x 12'6")

Study

2.54m x 2.61m (8'4" x 8'7")

Utility

1.84m x 2.04m (6'0" x 6'8")

Cloakroom

1.50m x 1.91m (4'11" x 6'3")

KITCHEN

12'2" (max) x 9'10" (max)

UTILITY ROOM

6'0" x 6'8"

FAMILY & DINING AREA

15'1" x 12'5"

STUDY

8'3" x 8'6"

FIRST FLOOR LANDING

BEDROOM 1

11'1" x 16'3"

EN SUITE

BEDROOM 2

11'1" x 12'7"



BEDROOM 3

8'3" x 12'9"

BEDROOM 4

8'9" x 8'10"

BATHROOM

NOTE

management/estate charge £157 estimated.



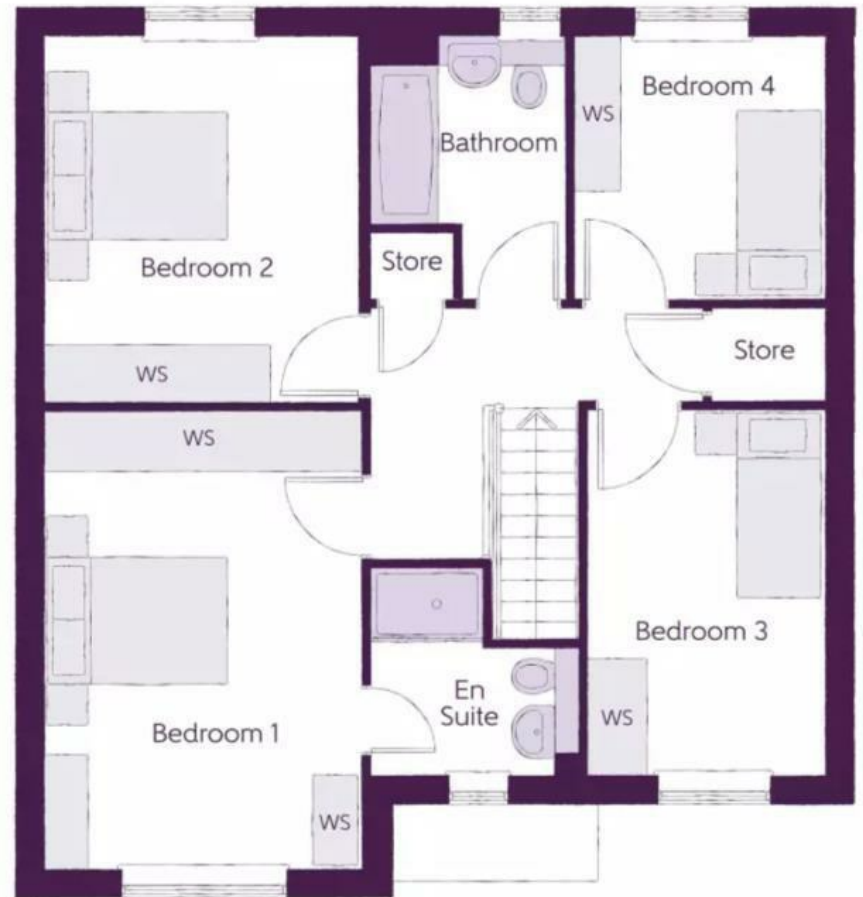
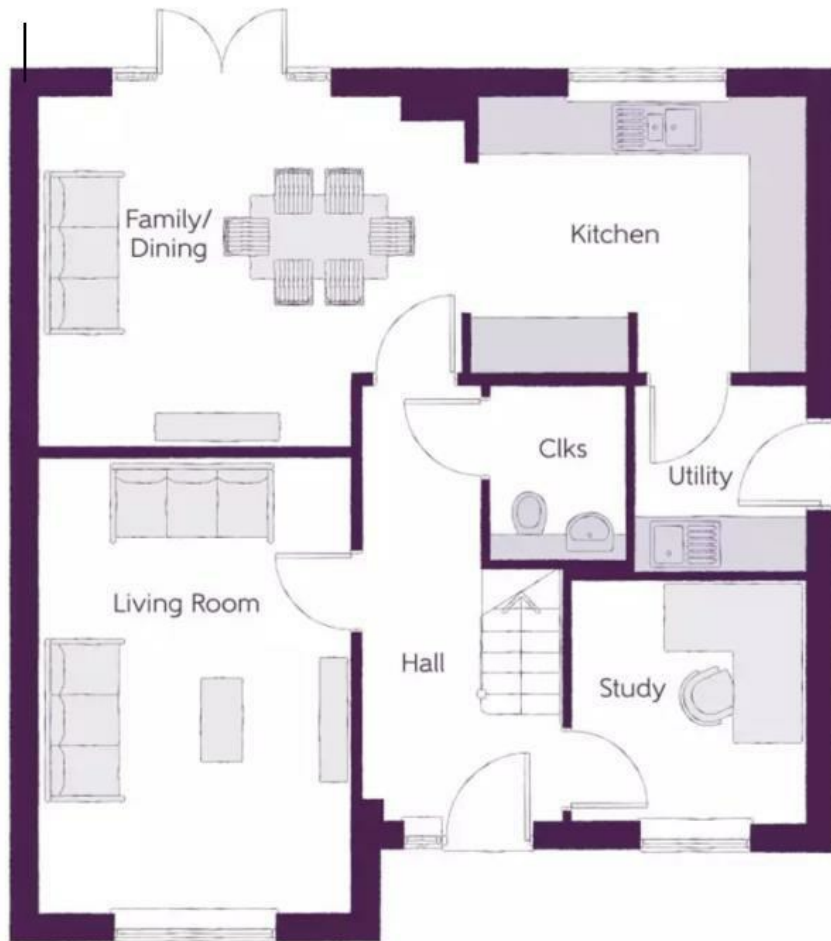


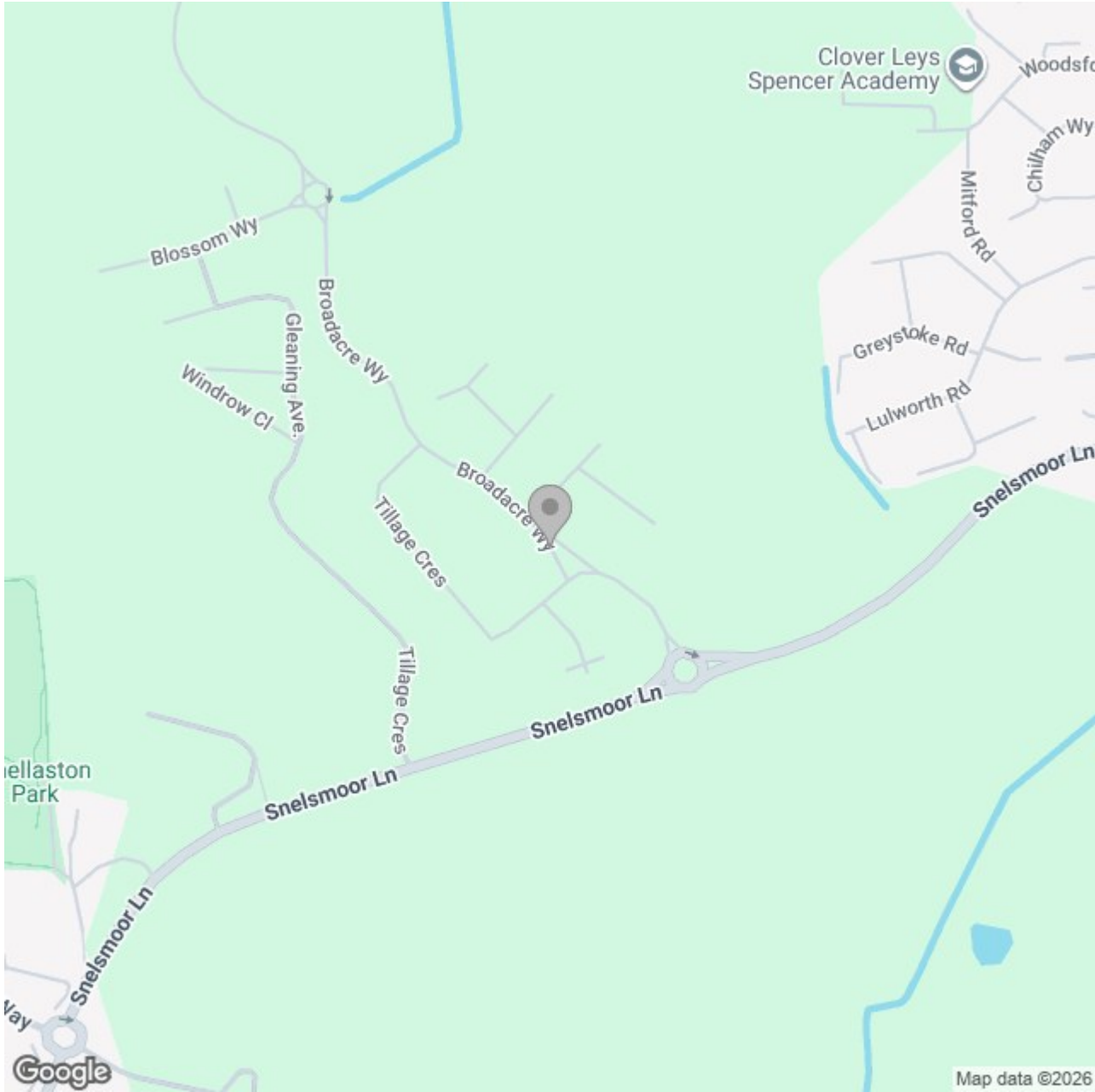












Energy Efficiency Rating

	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 	