





**ABODE**  
SALES & LETTINGS

\*\*\*\* WELL PROPORTIONED FAMILY HOME \*\*\*\* IMMACULATE CONDITION WITH MODERN RE-FITTED KITCHEN \*\*\*\*  
Set in a lovely position offering a hall, guest cloakroom, lounge and dining room, fitted kitchen with utility room, four good size bedrooms, en suite shower room and a family bathroom. Front and rear gardens, parking and a single garage. INTERNAL VIEWING HIGHLY RECOMMENDED.



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## HALL

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

## CLOAKROOM

Low flush wc, wash hand basin, radiator and double glazed window.

## LOUNGE

Feature fireplace with surround, radiator, double glazed window to the front and open through to the dining room.

## DINING ROOM

Double glazed doors into the garden, radiator and door to the kitchen.

## KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted electric double oven and a gas hob with extractor hood. Integrated fridge freezer and dishwasher, radiator, double glazed window to the front, door to the hall and door to the utility room.

## UTILITY ROOM

Plumbing and space for a washing machine, space for tumble dryer, radiator and a door to the garden.

## FIRST FLOOR LANDING

Loft access and doors to -

## BEDROOM 1

Built in wardrobes, radiator, double glazed window and a door to -

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and double glazed window.



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## BEDROOM 2

Double glazed window and radiator.

## BEDROOM 3

Double glazed window and radiator.

## BEDROOM 4

Double glazed window and radiator.

## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and a double glazed window.

## OUTSIDE



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Double width drive to the front and a lawn with mature bushes and shrubs. Single garage with up and over door and a personal door to the side. Enclosed rear garden with paved patio and a lawn with borders.



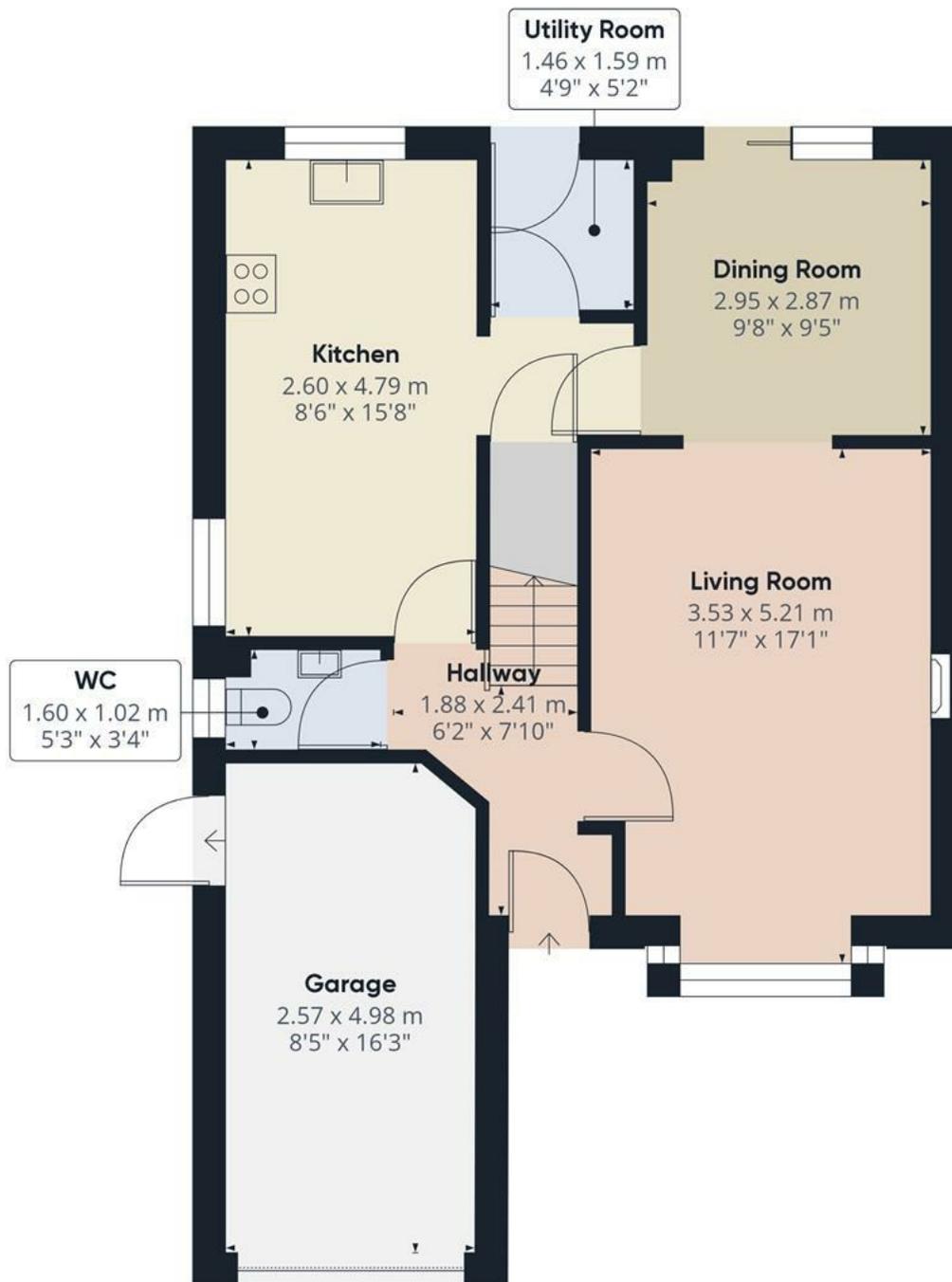


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Floor 0

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

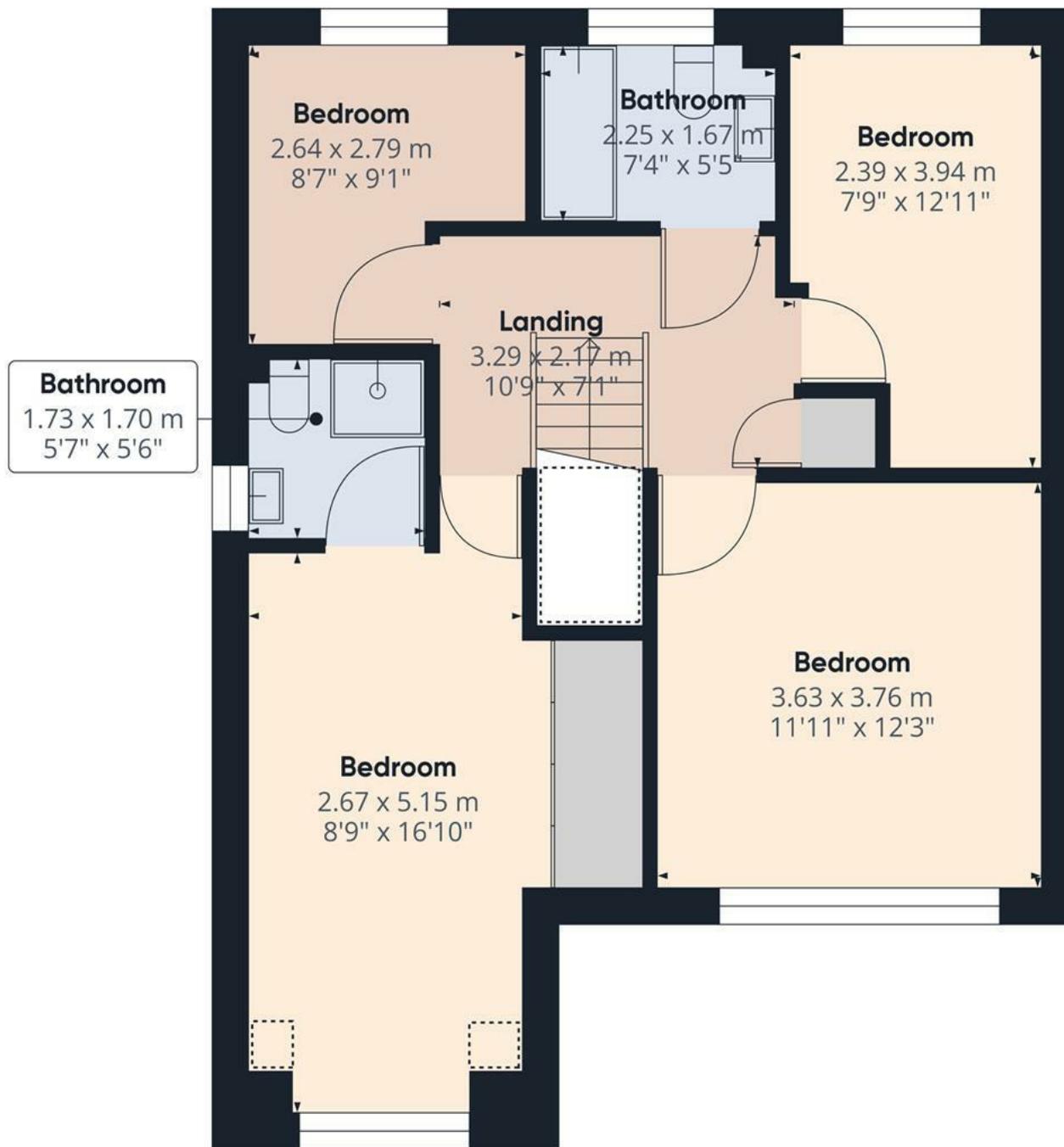
64.72 m<sup>2</sup>

696.62 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

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

57.89 m<sup>2</sup>  
623.14 ft<sup>2</sup>

**Reduced headroom**

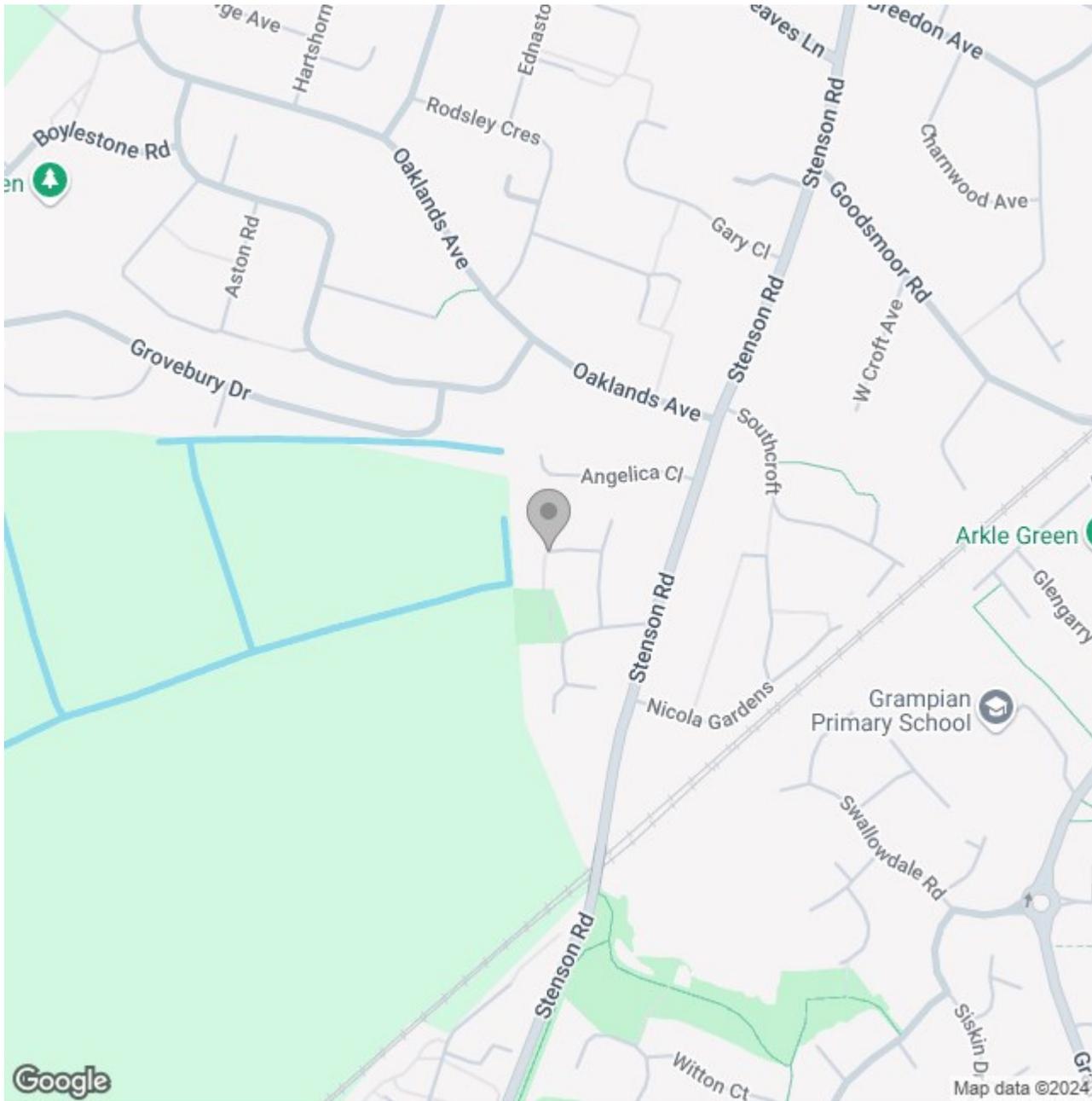
0.36 m<sup>2</sup>  
3.86 ft<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

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**GIRAFFE 360**



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>74</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	