





# IMPRESSIVE AVANT 2022 BUILT SEMI DETACHED PROPERTY OVERLOOKING THE WOODLAND.

Beautifully presented throughout and offers a hall with guest cloakroom. Open plan living and dining kitchen plus a utility cupboard with plumbing for a washing machine. The first floor offers three bedrooms and a family bathroom. Enclosed rear garden and parking for 2 cars side by side. An internal viewing is highly recommended. NO UPWARD CHAIN.



**ABODE**  
SALES & LETTINGS

## HALL

Entrance door into the hall with a radiator and doors to -

## CLOAKROOM

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

## OPEN PLAN LIVING

### KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a breakfast bar. Sink unit, fitted electric oven and a microwave , electric hob with extractor, integrated fridge freezer and dishwasher, radiator and a upvc double glazed window to the front.

### LIVING & DINING AREA

Two radiators, upvc double glazed bi-fold doors onto the garden, stairs to the first floor and a utility cupboard with plumbing for a washing machine.

### FIRST FLOOR LANDING

Upvc double glazed window to the side and airing cupboard.

### BEDROOM 1

Built in wardrobes, radiator and a upvc double glazed window to the front.

### BEDROOM 2

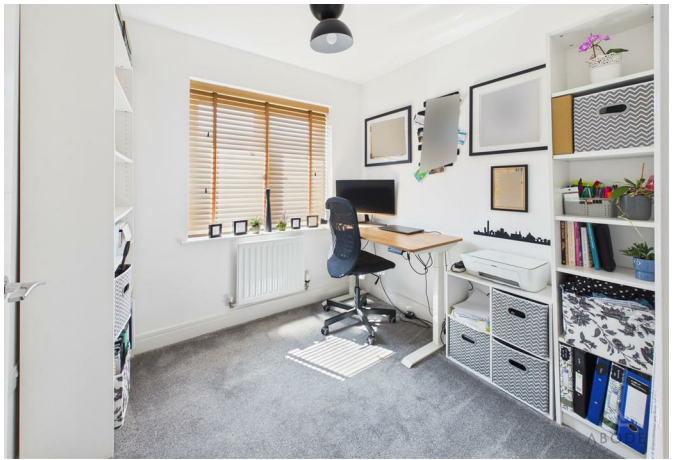
Upvc double glazed window to the rear and a radiator.



### BEDROOM 3

Upvc double glazed window to rear, radiator and loft access.







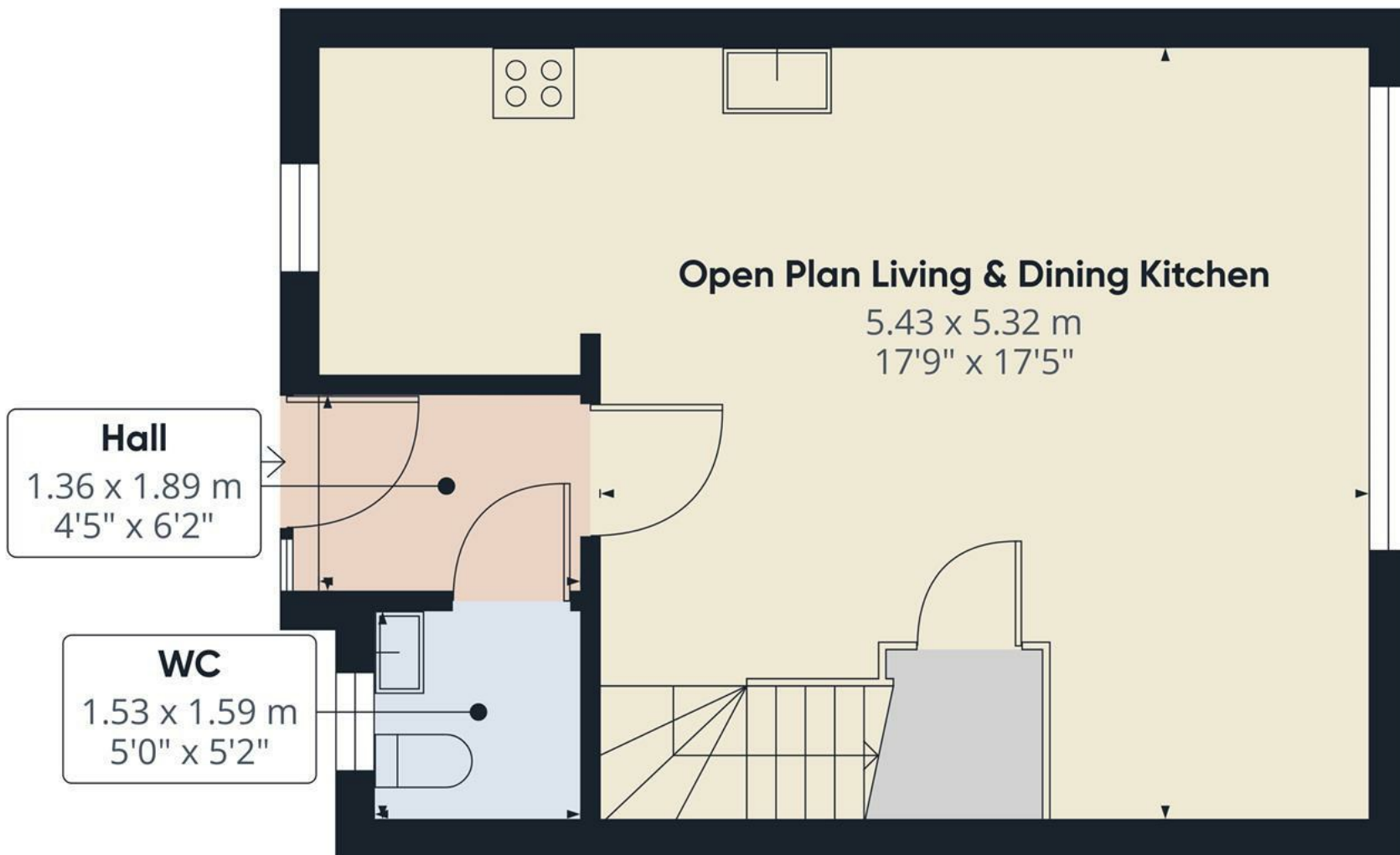
## BATHROOM

Panel enclosed bath with a hand held shower and rainfall over head shower, shower screen. Low flush wc, wash hand basin with storage drawer under, chrome ladder style radiator and a upvc double glazed window.

## OUTSIDE

Lawn and paved patio and a garden shed. Two side by side parking spaces.





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

39.2 m<sup>2</sup>

422 ft<sup>2</sup>

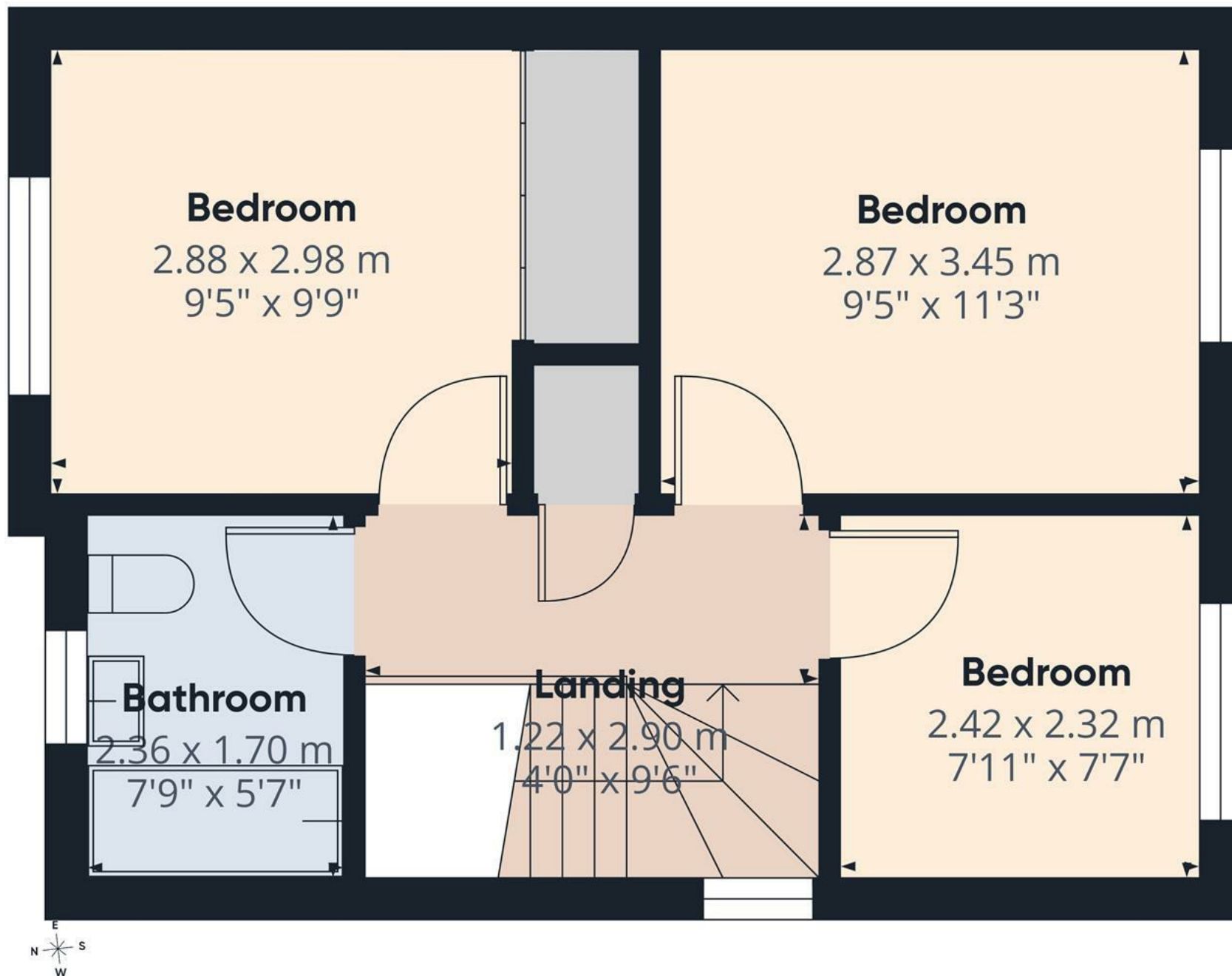
(1) Excluding balconies and terraces

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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Floor 0



Floor 1

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

34.1 m<sup>2</sup>  
367 ft<sup>2</sup>

(1) Excluding balconies and terraces

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