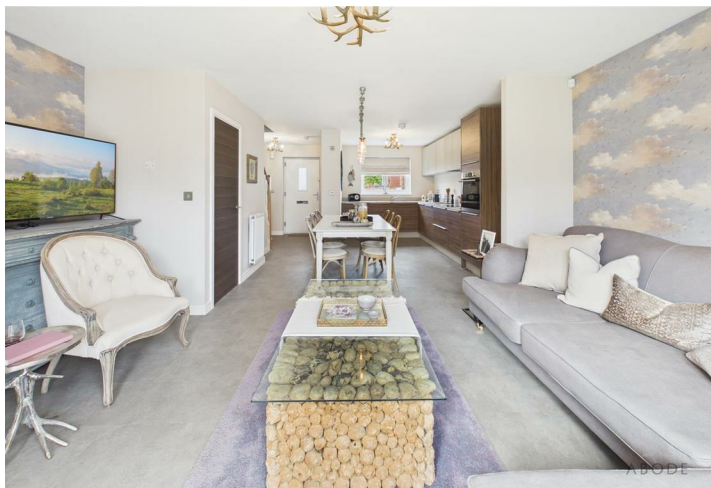






**** BRAND NEW AND AVAILABLE
IMMEDIATELY **** BEAUTIFULLY
FINISHED THROUGHOUT **** Hall, open
plan living and dining kitchen with
bifold doors onto the garden, utility,
cloakroom. four good size bedrooms, en
suite shower room and a family
bathroom. Rear garden, drive and a
single garage. Call Abode to view 01283
358007



HALL

Entrance door into the hall area with stairs to the first floor.

KITCHEN

Fitted wall mounted, base and drawer units with work surfaces and a sink unit. Fitted oven and hob with extractor, integrated dishwasher, space for a fridge freezer.

LOUNGE DINER

Double glazed bifold doors onto the garden, radiator and door to -

UTILITY

Door to the garden and a door to the cloakroom.

CLOAKROOM

Low flush wc, wash hand basin, radiator.

FIRST FLOOR LANDING

Doors to -

BEDROOM 1

Wardrobes, upvc double glazed window and a radiator.

EN SUITE

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

BEDROOM 2

Wardrobes, upvc double glazed window and a radiator.

BEDROOM 3

Wardrobes, upvc double glazed window and a radiator.



BEDROOM 4

Upvc double glazed window and a radiator.

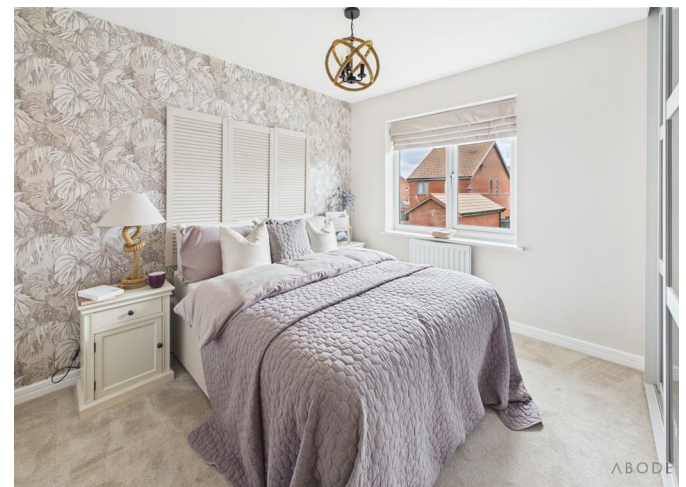
BATHROOM

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

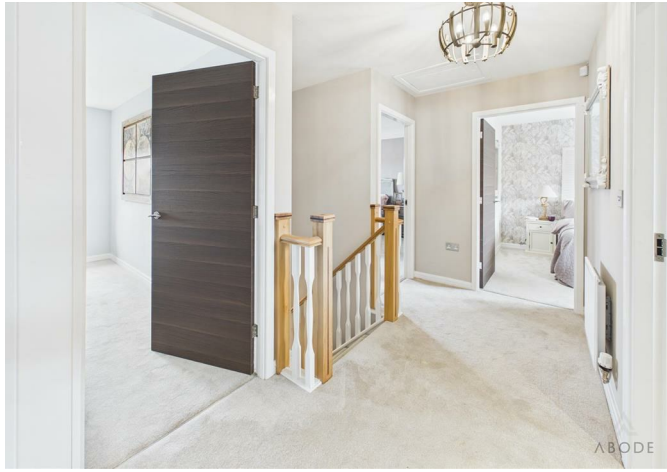
OUTSIDE

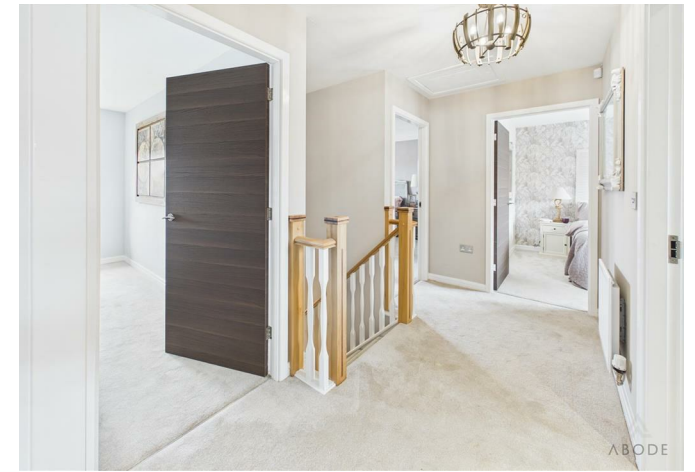
Rear garden with lawn and patio, driveway and a single garage.



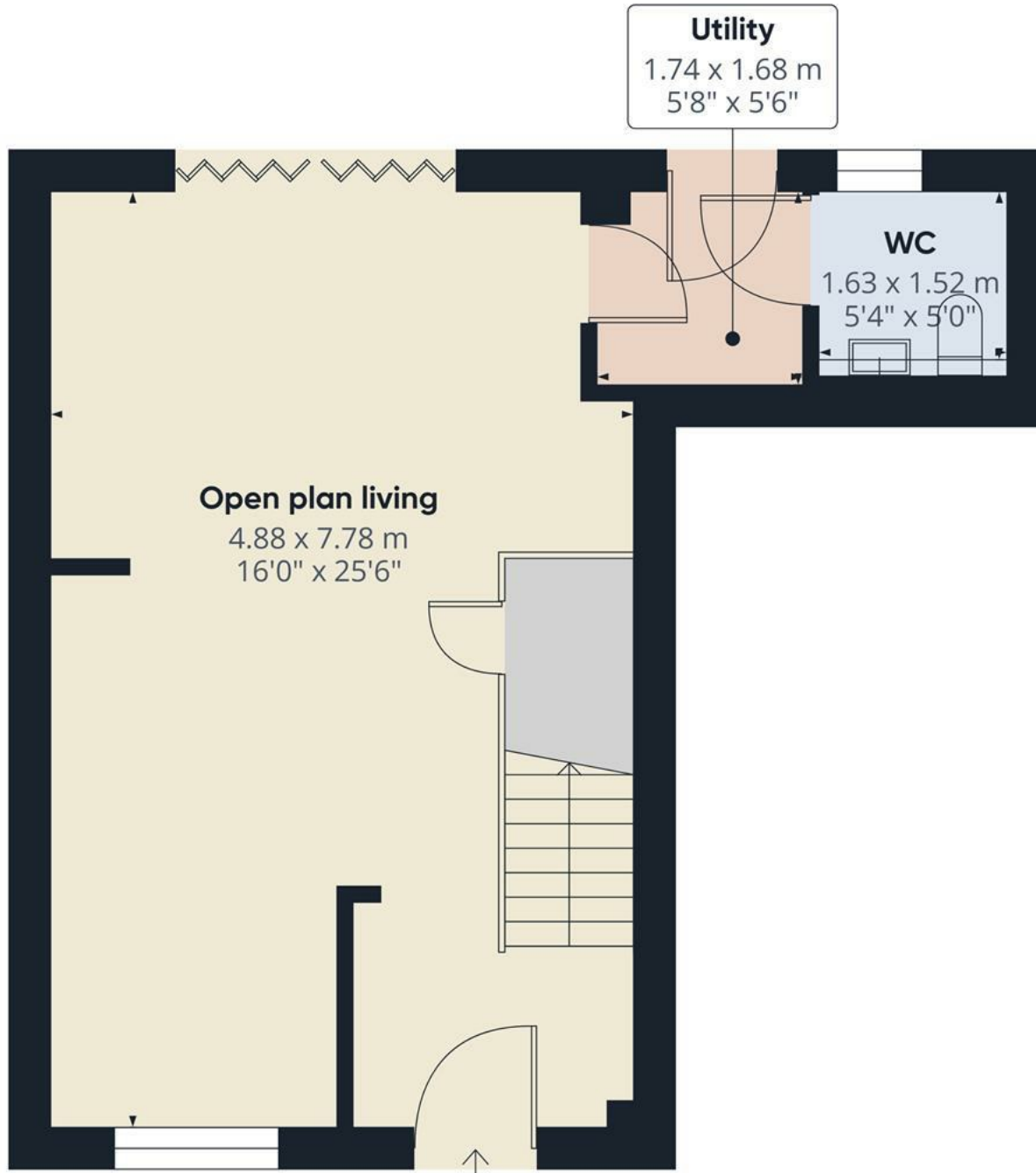












Floor 0

Approximate total area⁽¹⁾

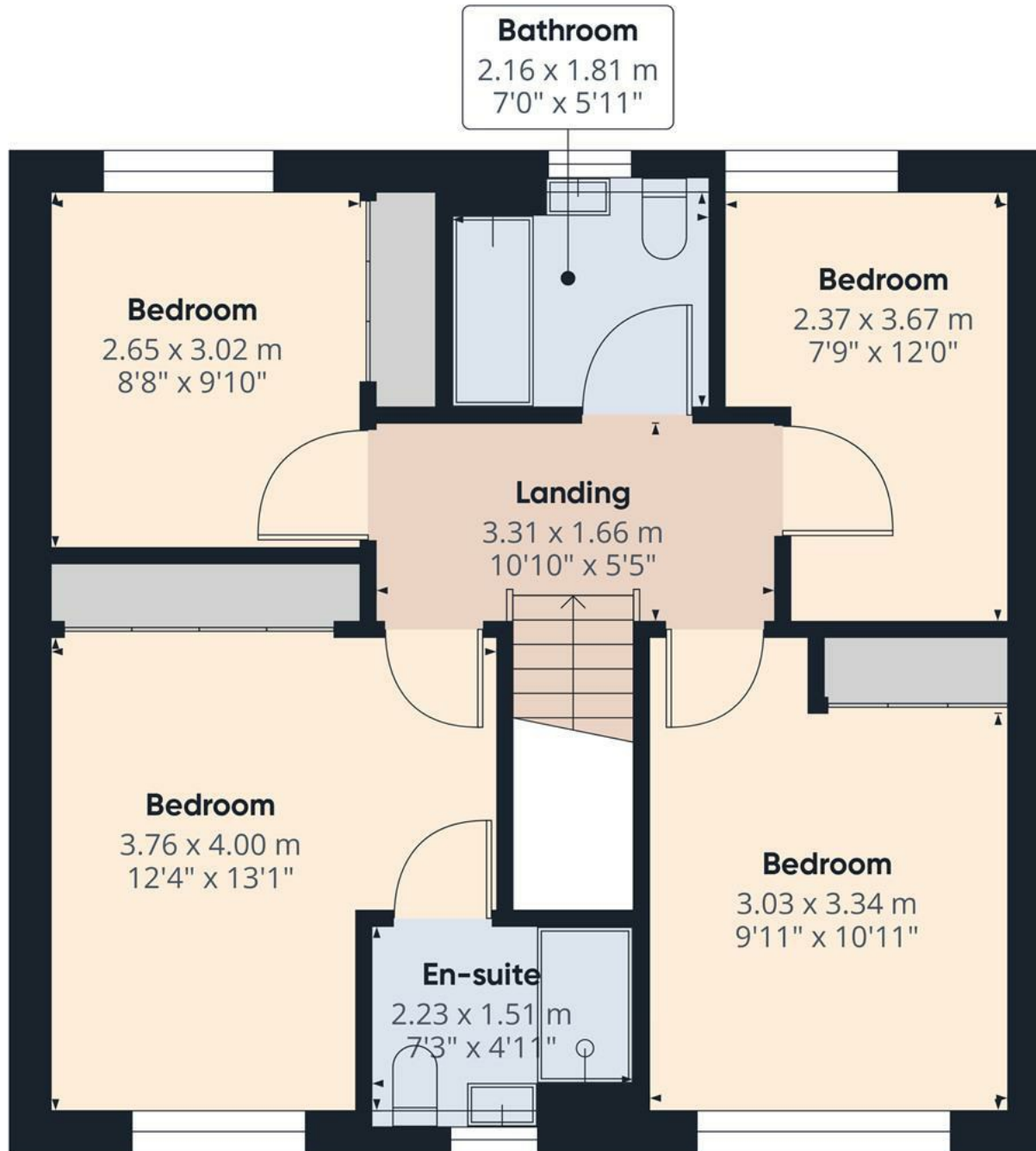
43.1 m²
464 ft²

(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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Floor 1

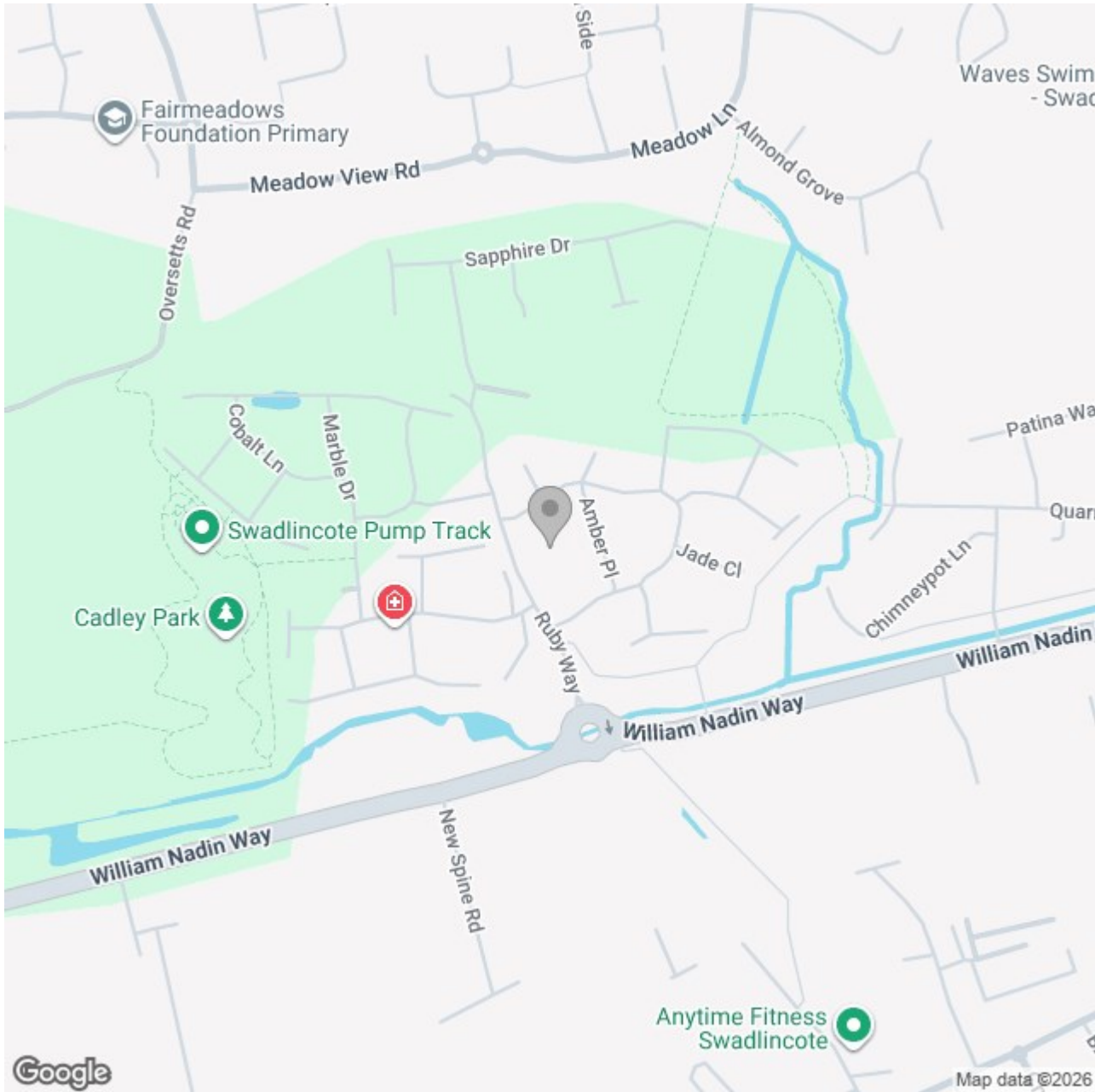
Approximate total area⁽¹⁾

56.9 m²
613 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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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	