





\*\*\*\* THREE STOREY THREE BEDROOM HOME \*\*\*\* NO CHAIN \*\*\*\* Modern three bedroom detached property offering a hall, guest cloakroom, kitchen diner with doors onto the garden and a utility room. The first floor offers a lounge, two double bedrooms and a bathroom, the second floor offers a double bedroom and a large bathroom with a walk-in shower and a bath with a fitted tv. Enclosed garden drive and a single garage.



## HALL

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

## KITCHEN DINER

Fitted wall mounted base and drawer units with work surfaces and a sink and drainer unit. Integrated dishwasher and fridge fitted oven and hob. Radiator, patio doors onto the garden, upvc double glazed window to the front and a door to –

## UTILITY

Fitted cupboard, plumbing and space for a washing machine, door to the garden, radiator and a door to –

## CLOAKROOM

Low flush wc, wash hand basin, radiator.

## FIRST FLOOR LANDING

Stairs to the second floor and doors to –

## LOUNGE

Upvc double glazed windows to the front and rear, radiator.

## BEDROOM

Upvc double glazed window, radiator and storage cupboard.

## BEDROOM

Upvc double glazed window, radiator.

## BATHROOM

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



ABODE

## SECOND FLOOR

Large landing with sky light windows, useful study space.

## BEDROOM

Two sky light windows, wardrobe's, radiator.

## BATHROOM

Walk-in shower, bath with a fitted shower, low flush wc, bidet, wash hand basin, radiator and two sky light windows.

## OUTSIDE

Front drive with an electric door to the single garage, the



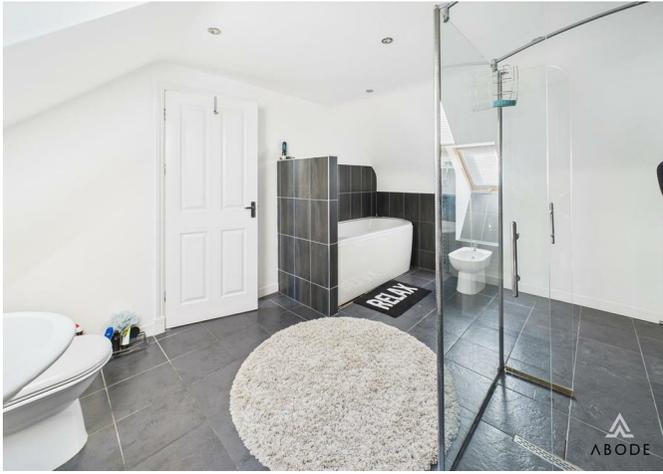
ABODE





rear part of the garden has a partition wall creating an office/utility but can be taken down, personal door into the hall. Enclosed garden with lawn and seating areas.

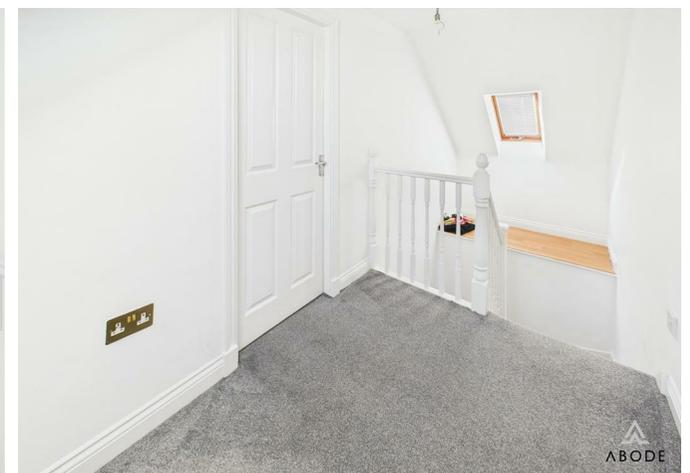


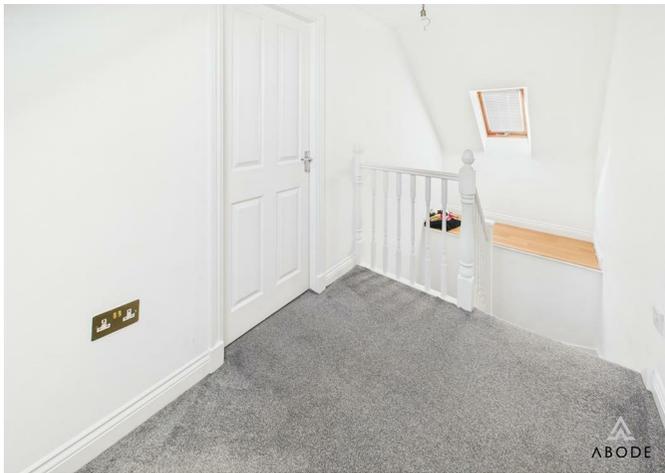


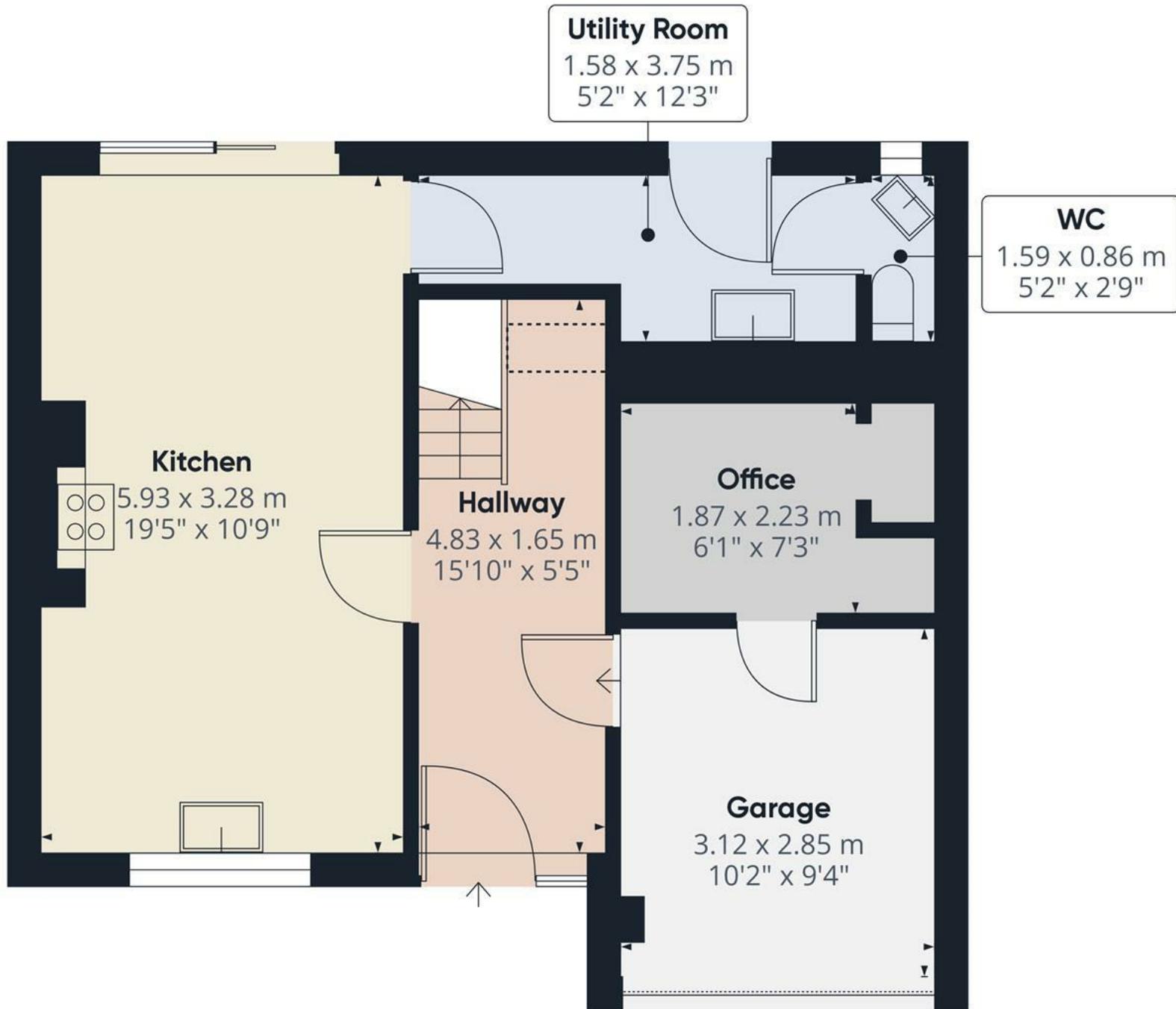


ABODE









Floor 0

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

47.8 m<sup>2</sup>

514.51 ft<sup>2</sup>

**Reduced headroom**

0.34 m<sup>2</sup>

3.63 ft<sup>2</sup>

(1) Excluding balconies and terraces

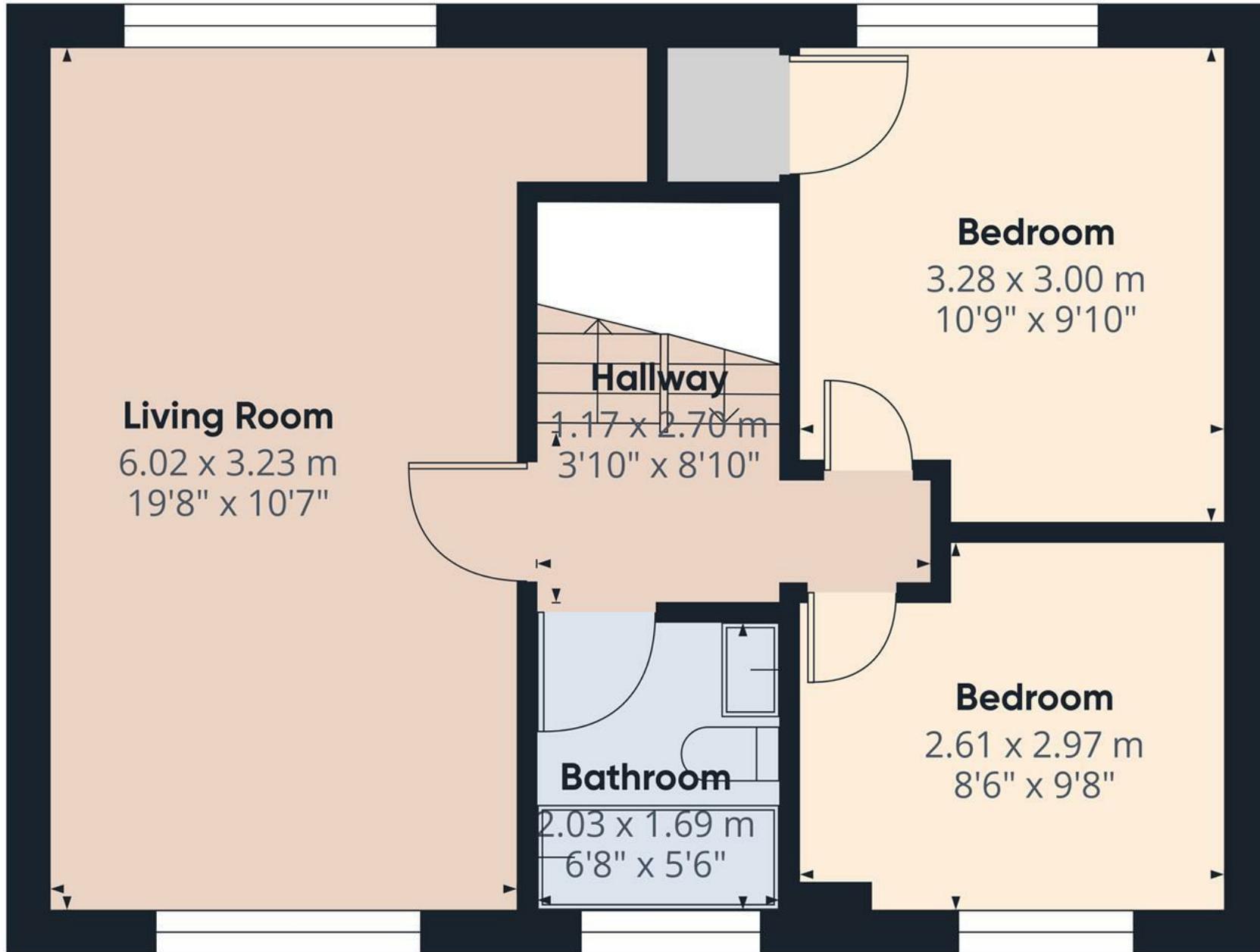
**Reduced headroom**

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

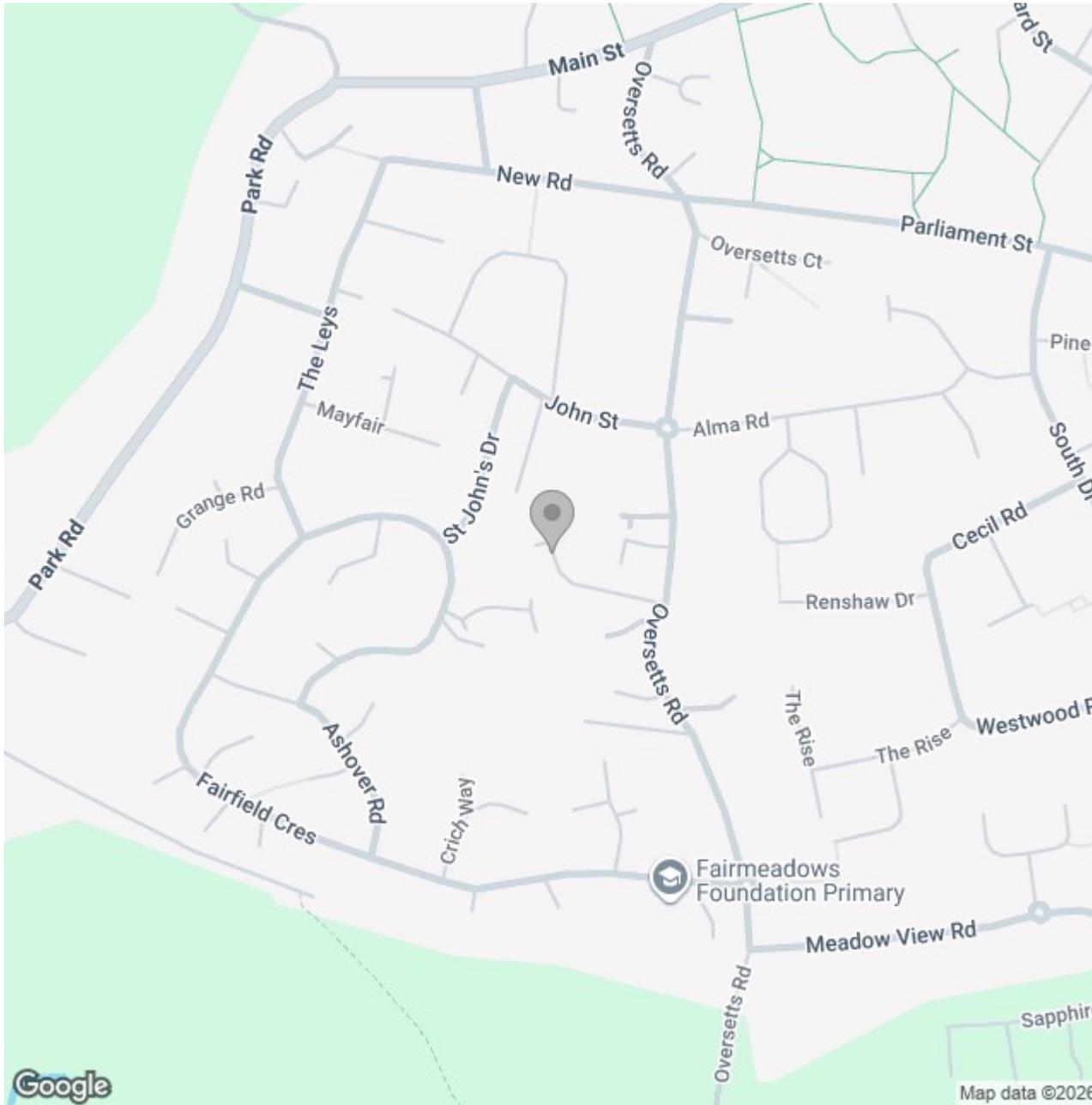
Approximate total area<sup>(1)</sup>  
43.82 m<sup>2</sup>  
471.67 ft<sup>2</sup>

(1) Excluding balconies and terraces

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## Energy Efficiency Rating

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