





ABODE are pleased to offer for sale this perfectly positioned three bedroom detached family home situated within a large private gated plot on the edge of Willington.

Spacious throughout, this is a rare opportunity to secure a lovely family home in a much sought after location which offers superb local amenities including schooling, leisure activities and road links.

In brief, the accommodation provides - Large kitchen/diner with a great selection of wall and base units. Good size lounge with feature fireplace. Dining area with patio doors leading to the rear patio.

The first floor provides two double size bedrooms both of which have wardrobes. Further single bedroom to front aspect. These rooms are serviced by a family bathroom.

A large plot surrounds the property with lawn, block paved driveway and garage to the frontage. Large patio, lawn and mature planting complete the rear garden area.

Call ABODE to book your viewing at the earliest opportunity to avoid disappointment.









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Floor 0

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

113.75 m<sup>2</sup>

1224.38 ft<sup>2</sup>

Reduced headroom

0.52 m<sup>2</sup>

5.58 ft<sup>2</sup>



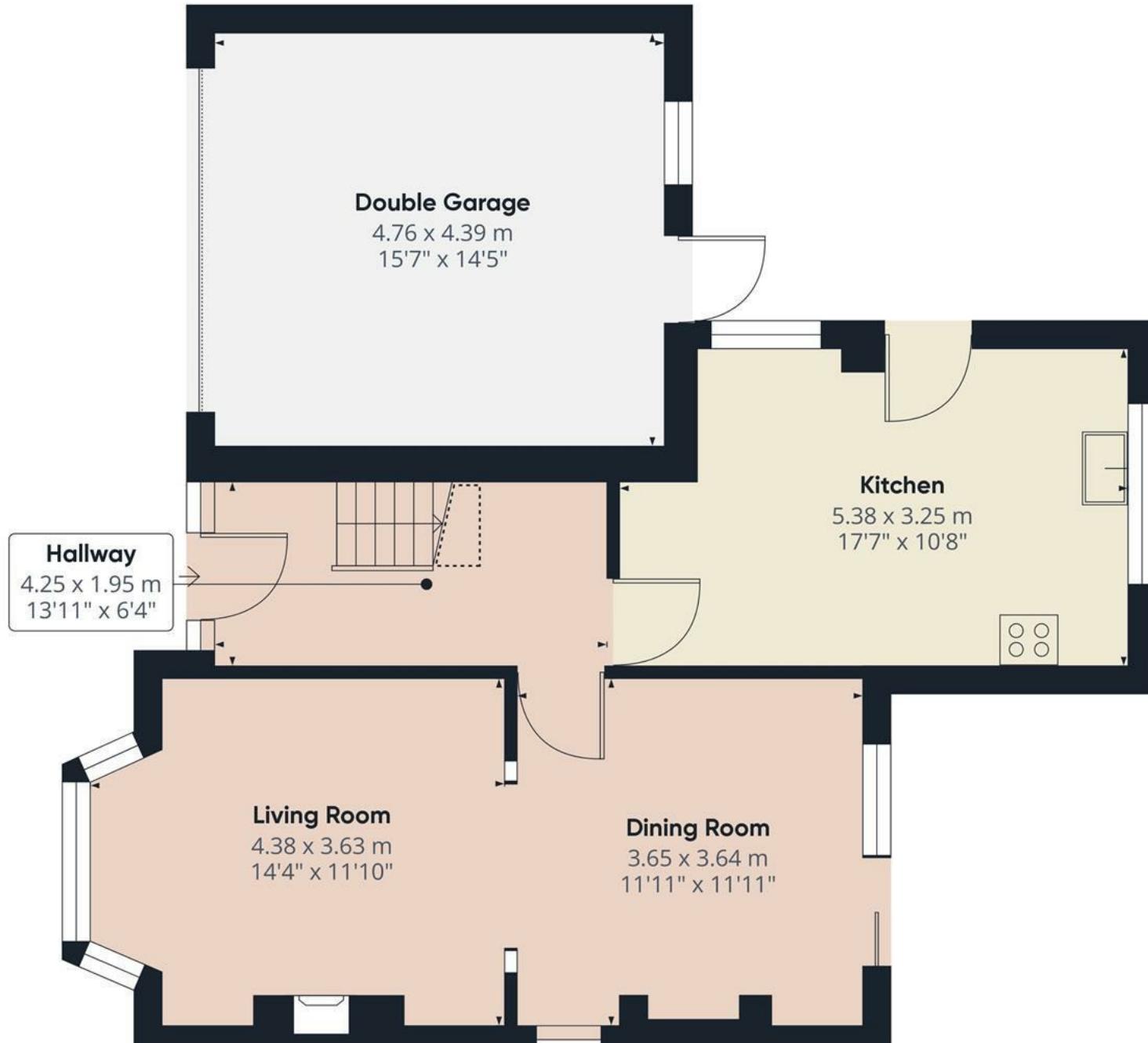
(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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

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Floor 1



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

75.41 m<sup>2</sup>

811.74 ft<sup>2</sup>

Reduced headroom

0.52 m<sup>2</sup>

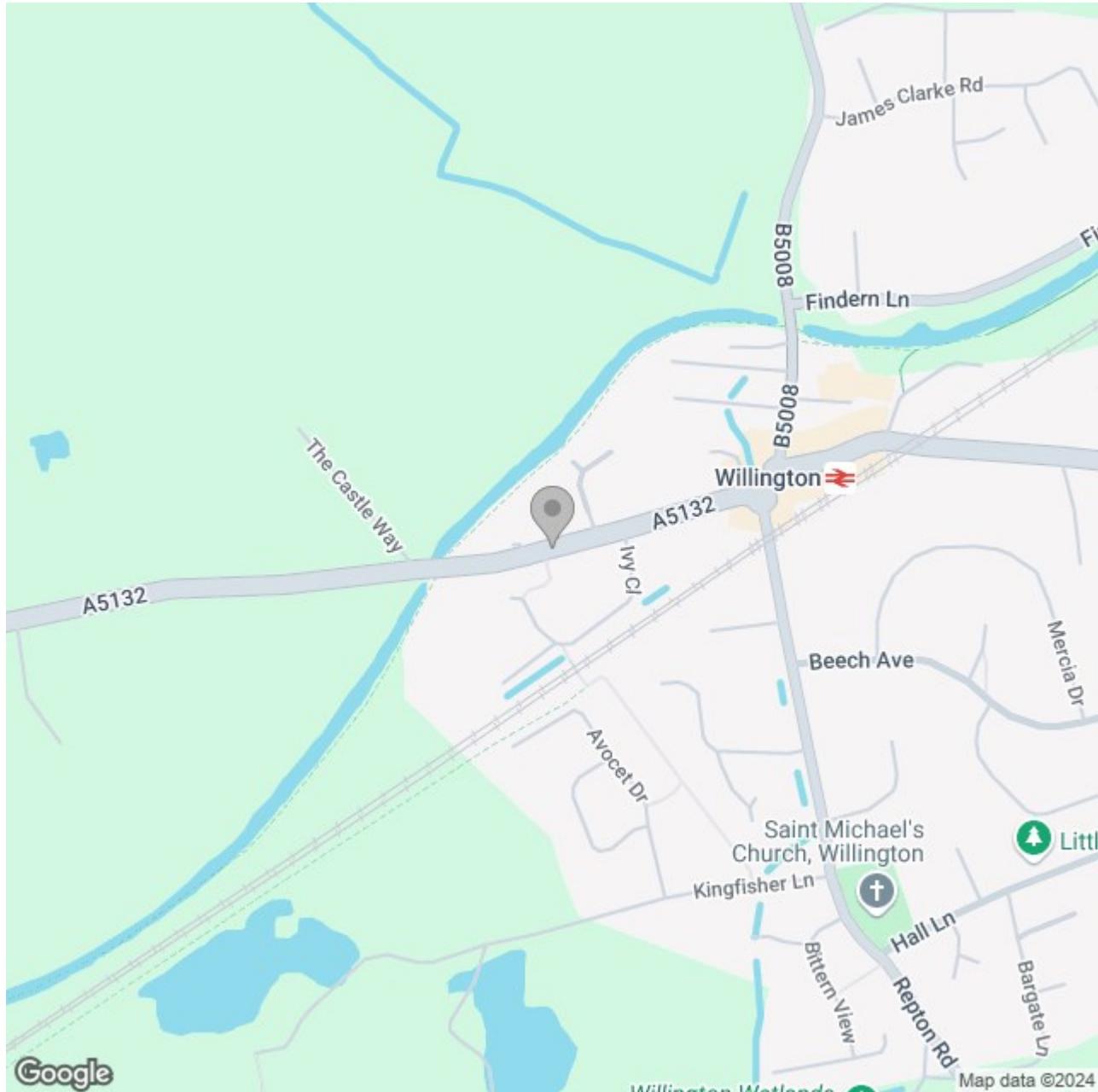
5.58 ft<sup>2</sup>

<sup>(1)</sup> Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

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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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC