





**** EXTENDED THREE BEDROOMS ***
SOUTH FACING GARDEN ** NO CHAIN **

An extended three-bedroom home offered with no chain, featuring a south-west facing garden and off-road parking. The property includes a welcoming entrance hallway, utility room, and cloakroom/WC, along with a spacious lounge with a focal point open fireplace.

To the rear, there is a modern open-plan kitchen/dining area with integrated appliances and French doors opening onto the garden, creating an ideal space for entertaining.

Upstairs, there are three well-proportioned bedrooms and a contemporary family bathroom. Externally, the property benefits from a landscaped rear garden with patio and lawn, as well as a double-width block-paved driveway to the front.



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 SALES & LETTINGS

Hallway

Accessed via a uPVC double glazed front door with a frosted side window, the hallway features a staircase rising to the first-floor landing, an electric radiator, smoke alarm, and internal panel doors leading to:

Utility Room

Fitted with a uPVC double glazed window to the side elevation, wood-effect work surfaces, plumbing for appliances, and a range of base and wall-mounted storage cupboards. There is also a useful under-stairs storage cupboard and a frosted uPVC window to the side. An internal door leads to:

Cloakroom/W.C.

Comprising a low-level WC and wash hand basin with mixer tap and storage below.

Lounge

A bright and inviting space featuring a uPVC double glazed bay window to the front elevation. The focal point is a open fireplace with tiled surround. Additional features include an electric radiator and TV aerial point.







Kitchen/Diner

A well-appointed space featuring a uPVC double glazed window to the rear elevation and a set of uPVC double glazed French doors opening onto the rear garden. The kitchen is fitted with a range of matching base and eye-level units with drawers, complemented by wood-effect work surfaces.

Integrated appliances include an induction hob with stainless steel extractor hood over, built-in oven and grill, dishwasher, and fridge freezer. There is also a 1½ bowl composite sink and drainer with mixer tap.

Additional features include two double glazed Velux-style roof windows, ceiling spotlights, smoke alarm, and TV aerial point.

Landing

With access to the loft space, smoke alarm, and a useful storage cupboard housing the hot water system. Doors lead to:

Bedroom One

A spacious room with a uPVC double glazed bay window to the front elevation, electric radiator, and TV aerial point.

Bedroom Two

Featuring a uPVC double glazed window to the rear elevation, electric radiator, and TV point.

Bedroom Three

With a uPVC double glazed window to the rear elevation, electric radiator, and TV aerial point.

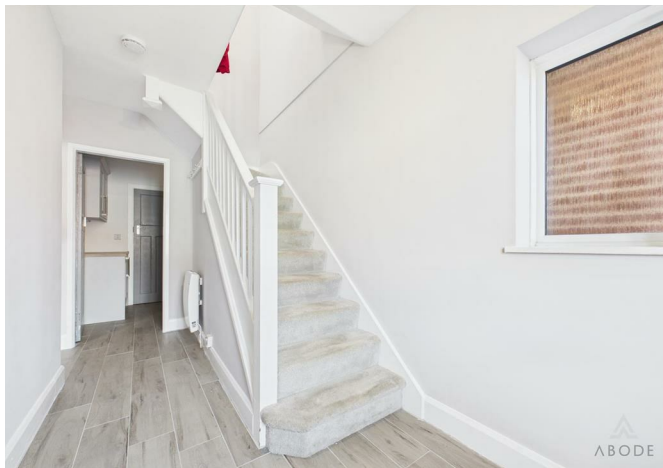
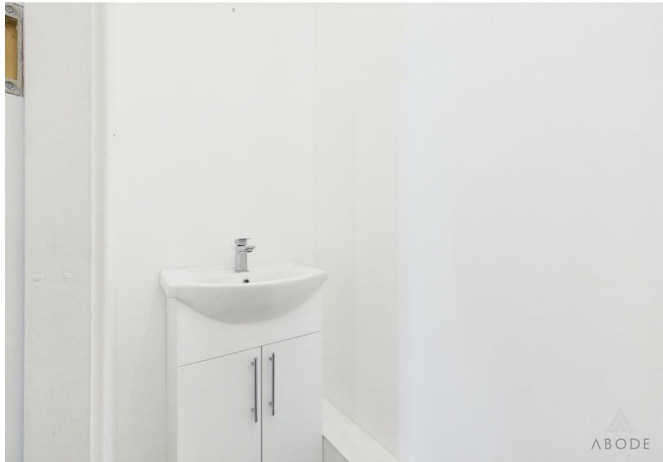
Bathroom

Fitted with a modern three-piece suite comprising a low-level WC, pedestal wash hand basin with mixer tap, and a P-shaped bath with curved glass screen and electric shower over. Complementary tiling, a heated towel radiator, extractor fan, and a frosted uPVC double glazed window to the front complete the space.

Exterior/Garden

The property features a block-paved patio leading to a rear garden, mainly laid to lawn and enclosed by timber panel fencing with concrete posts around the perimeter and solid feather-edge fencing to the rear. Side access provides a pathway to the front of the property.

Off-road parking is available on a block-paved driveway, offering space for multiple vehicles.





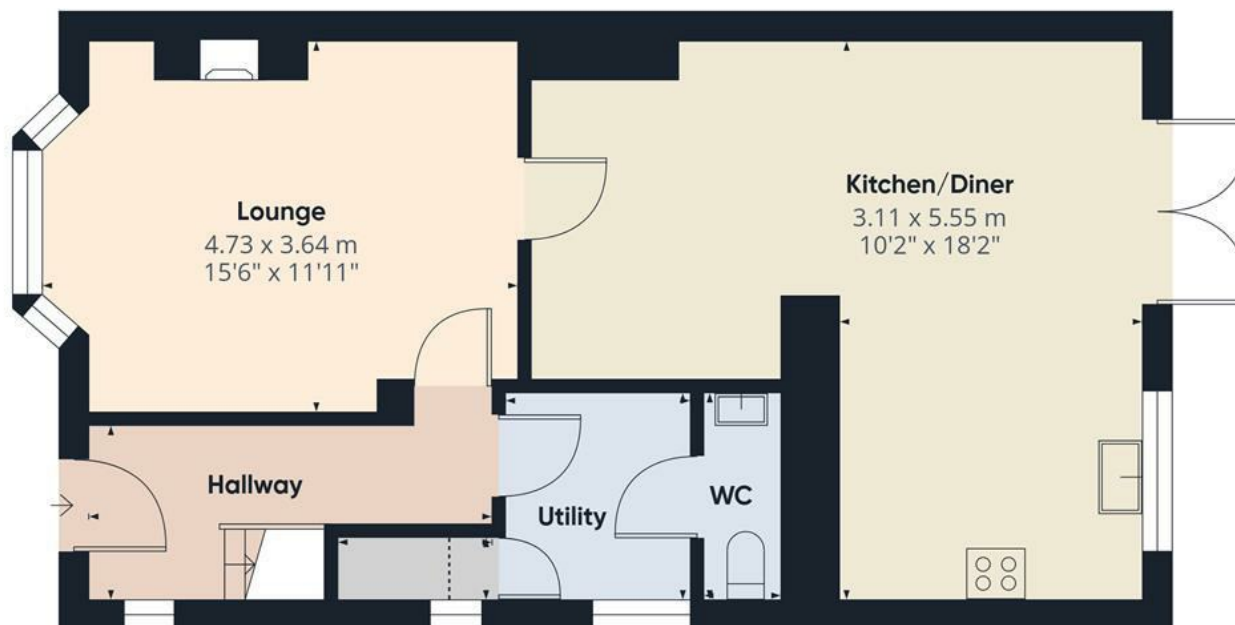




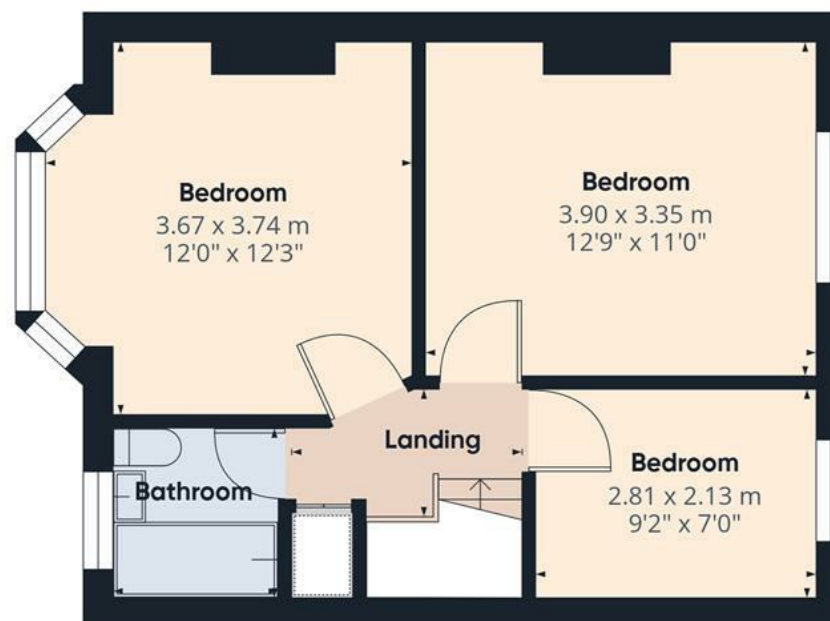
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Floor 0



Floor 1

Approximate total area⁽¹⁾

92 m²

990 ft²

Reduced headroom

0.8 m²

8 ft²

(1) Excluding balconies and terraces

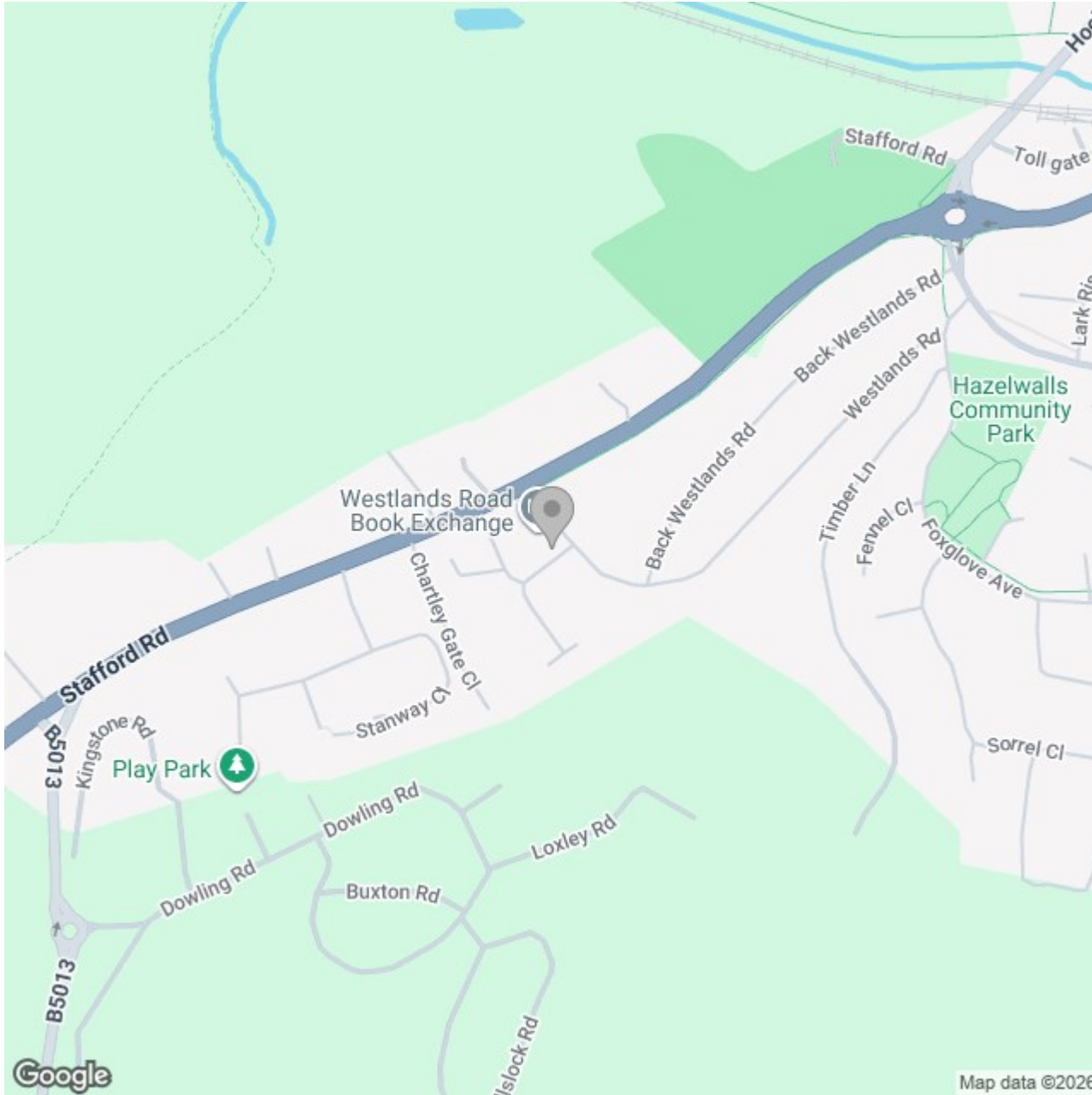
Reduced headroom

Below 1.5 m/5 ft

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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 