





A well-presented family home offering versatile and practical accommodation throughout. The stunning, large rear garden benefits from a south west facing aspect. The property features an entrance porch leading into a welcoming hallway with guest WC, a spacious lounge with sliding doors opening into a bright conservatory, and a well-fitted kitchen/diner with ample storage and workspace.

To the rear, the conservatory provides additional living space with views and access to the garden. A useful side porch adds further functionality and storage potential.

Upstairs, the property offers three bedrooms—two doubles and a single—along with a family bathroom fitted with a three-piece suite including a shower over the bath.

Further benefits include UPVC double glazing, gas central heating throughout, and a loft space with storage access.

Overall, a versatile home with good natural light, practical living spaces, and a layout well-suited to families or first-time buyers.



ABODE
SALES & LETTINGS

Porch

Accessed via a sliding UPVC double-glazed front door providing entry into the property.

Hallway

Featuring a UPVC double-glazed frosted window to the front elevation, central heating radiator, telephone point, and coat hooks. Stairs rise to the first-floor landing, with an internal door leading to:

W.C.

Comprising a low-level WC and floating wash basin with mixer tap and splashback. Includes a central heating radiator and a UPVC double-glazed frosted window to the front elevation.

Lounge

A well-proportioned reception room with central heating radiator, TV aerial point, and smoke alarm. Sliding patio doors provide access to the conservatory, with an internal door leading to:

Kitchen/Diner

Fitted with UPVC double-glazed windows to both rear and side elevations. The kitchen offers a range of matching base and eye-level units with drawers and wood-effect work surfaces with matching upstands. Appliances include a 1½ bowl stainless steel sink with drainer and mixer tap, four-ring hob with oven and grill, and extractor fan. Further benefits include ceiling spotlights, space for freestanding and under-counter appliances, a central heating radiator, and a UPVC double-glazed door leading to:



Side Porch

Constructed in a PVC frame with UPVC double-glazed doors to both front and rear elevations. Tiled flooring throughout and a perspex roof provide a bright, practical space.

Conservatory

PVC framed with UPVC double-glazed windows to rear and side elevations and a self-cleaning glass roof. UPVC double-glazed door opens onto the rear patio.







Landing

With UPVC double-glazed window to the side elevation, smoke alarm, loft access, and useful over-stairs storage cupboard with shelving. Internal doors lead to:

Bedroom One

Double bedroom with UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Two

Double bedroom with UPVC double-glazed window to the rear elevation and central heating radiator.

Bedroom Three

Single bedroom with UPVC double-glazed window to the front elevation and central heating radiator.

Bathroom

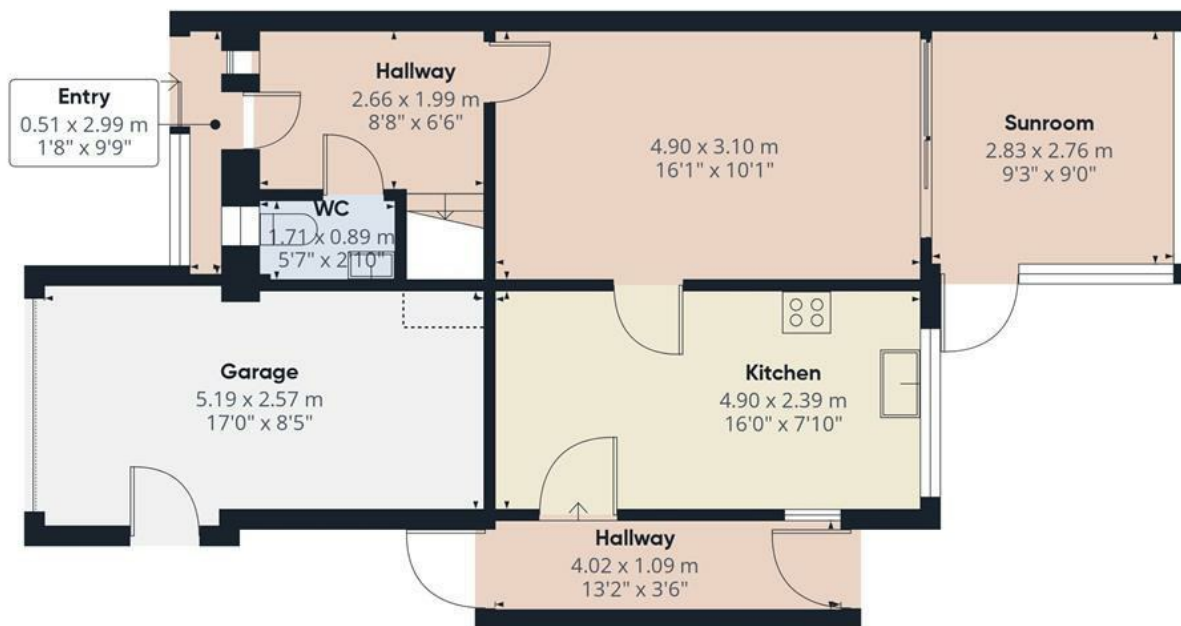
With UPVC double-glazed window to the front elevation. Fitted with a three-piece suite comprising low-level WC, wash basin, and bath with glass screen and shower over. Finished with tiled wall coverings and a central heating radiator.

Garage

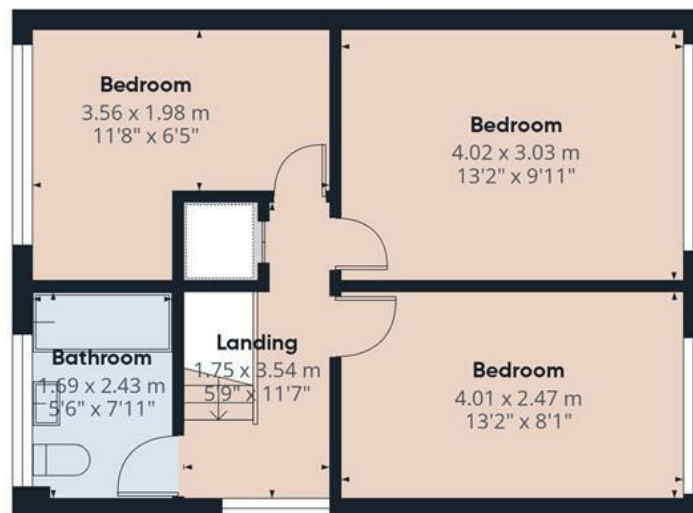
Housing the combination central heating Gas boiler, a UPVC side entry door, electrical consumer unit, gas meter, carbon monoxide detector, power points and lighting, with an up and over door to the front elevation







Floor 0



Floor 1



Approximate total area⁽¹⁾

101.5 m²

1093 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

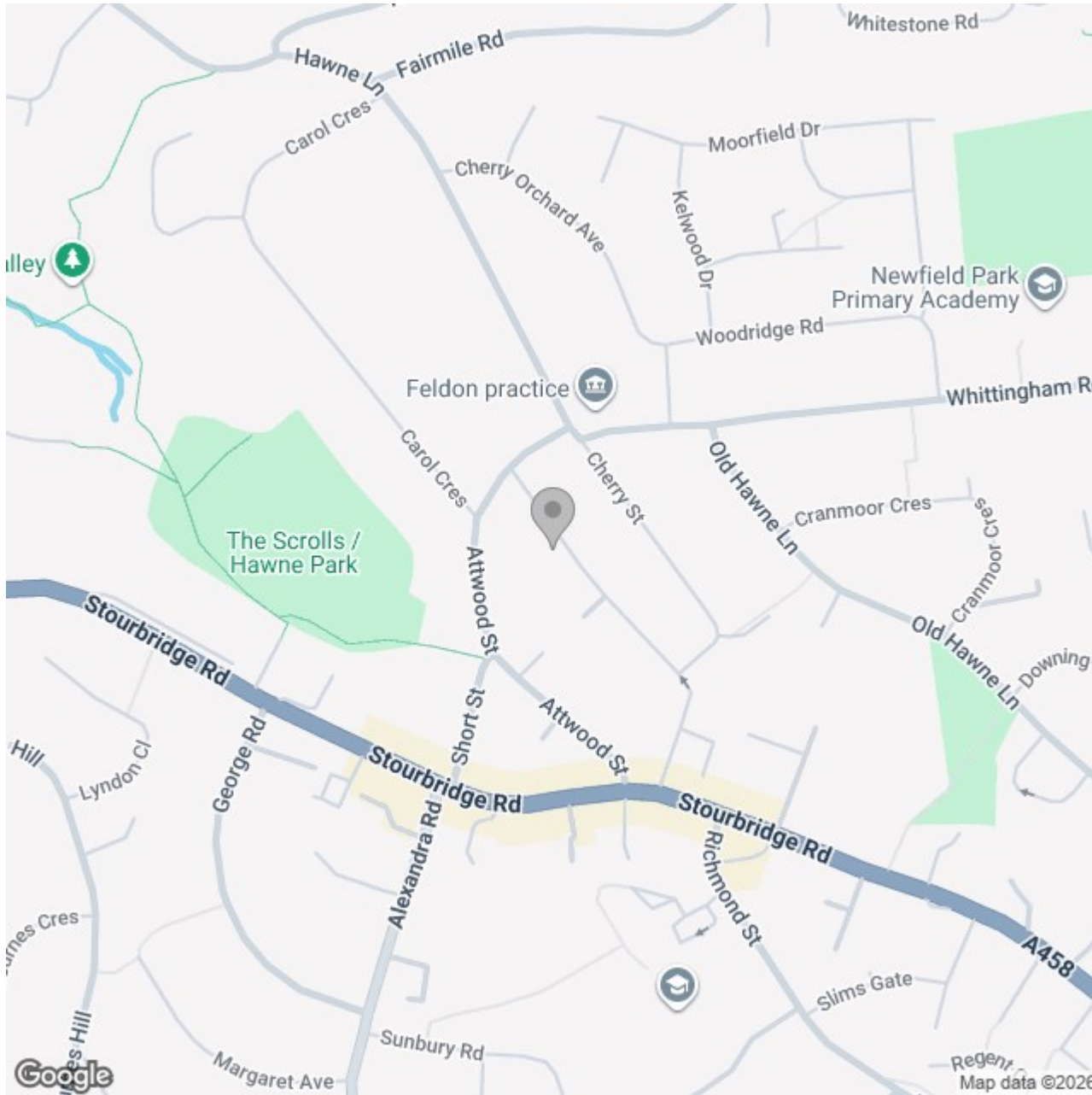
Reduced headroom

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.

GIRAFFE360





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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 