



# THE ABINGDON

## 5 BEDROOM DETACHED HOUSE

A large, stylish, five-bedroom family home on a spacious plot with double garage.

The ground floor offers a spacious lounge with bay window, a cosy dining room / snug / study, a utility room and a downstairs cloakroom. The modern kitchen, with integrated appliances, provides a dining area with French doors. Upstairs, the five bedrooms include the master bedroom with en-suite, two further double bedrooms and two single bedrooms. The family bathroom features a bath and separate shower cubicle.

The Abingdon benefits from a double garage with electric door, block paved driveway and turfed front garden. The rear garden offers a patio area for outdoor living.

HOMES OF QUALITY & STYLE

*Get in touch*

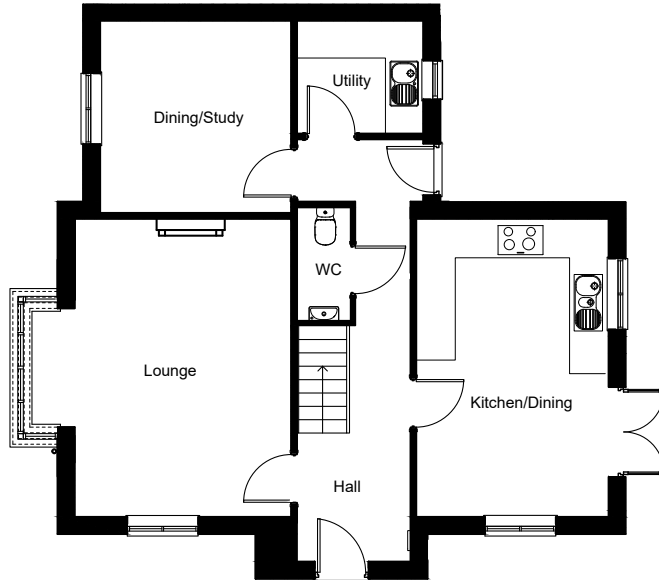
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### *Features include:*

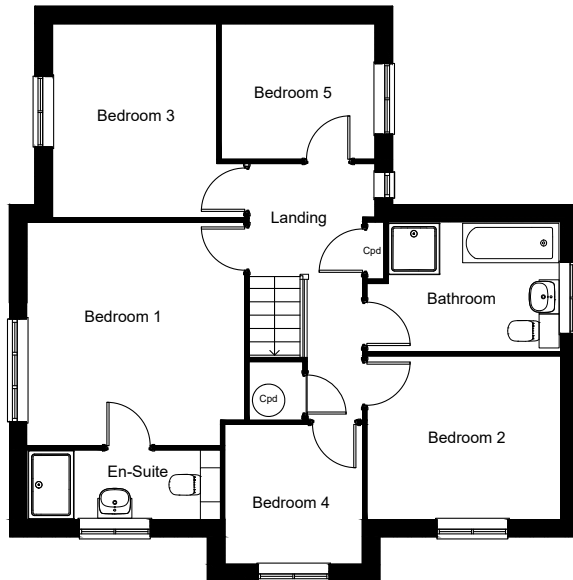
- Double garage with Electric Door
- Fully Tiled Bathroom and En-suite Walls with Luxury Bathroom Furniture
- Fire and Fire Surround
- Enhanced Staircase with Solid Oak Handrail
- Designer Kitchen with Induction Hob, Double Oven and Extractor, Integrated Dishwasher, Fridge / Freezer
- Additional Freezer in Utility
- Grade A Condensing Boiler
- Alarm and Security Lighting
- PVCu Windows and Doors to Secure By Design Standard
- Flooring Package
- Garden Room (Optional)



## GROUND FLOOR



## FIRST FLOOR



## HOMES OF QUALITY & STYLE

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# THE ABINGDON

5 Bedroom Detached | Double Garage  
 Lounge | Kitchen/Dining | Utility  
 Entrance Hall | Bathroom | En-suite  
 Cloakroom | Dining Room/Study  
 Garden Room (Optional)

### Ground Floor

Lounge	17'1" x 14'11"	5.20m x 4.55m
Kitchen/ Dining	17'1" x 10'11"	5.20m x 3.32m
Dining/ Study	10'11" x 10'11"	3.32m x 3.32m
Utility	7'2" x 6'4"	2.18m x 1.94m
Garden Room (Optional)	13'7" x 8'11"	4.15m x 2.72m

### First Floor

Bedroom 1	12'10" x 12'6"	3.92m x 3.82m
En-suite	11'1" x 3'11"	3.39m x 1.21m
Bedroom 2	11'1" x 9'5"	3.39m x 2.86m
Bedroom 3	11'2" x 9'5"	3.40m x 2.88m
Bedroom 4	8'0" x 7'10"	2.44m x 2.38m
Bedroom 5	8'10" x 7'9"	2.69m x 2.37m
Bathroom	11'1" x 7'5"	3.39m x 2.27m

*Illustrations and plans are indicative and for guidance only. Architectural details, materials and colours will change from plot to plot. Design changes may be made without prior notice. All dimensions shown on this brochure are approximate and intended for guidance only.*

