





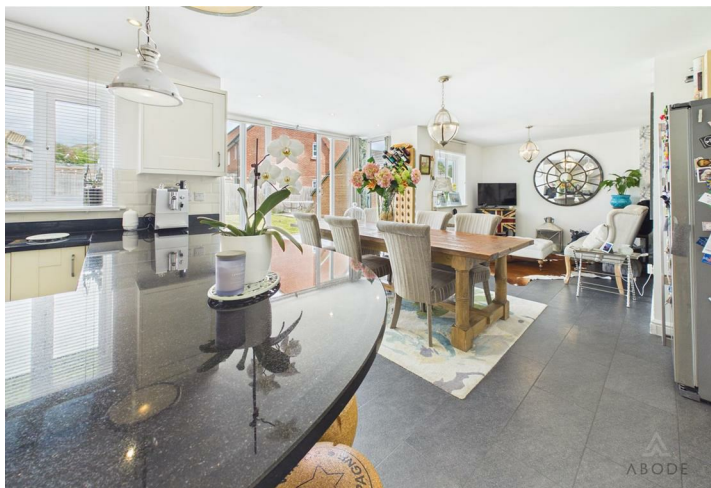
Occupying one of the largest plots within this quiet cul-de-sac, this exceptional five-bedroom, four-bathroom detached family home enjoys attractive open aspects to the front and offers spacious, versatile accommodation finished to a high standard throughout.

The property offers an entrance hall leading to a lounge and a separate family room, providing excellent living space for modern family life. At the heart of the home is a high-specification fitted kitchen incorporating both living and dining areas, with doors opening directly onto the rear garden, creating an ideal space for entertaining and everyday living. A utility room and guest cloakroom complete the ground floor accommodation.

The first floor offers four well-proportioned bedrooms, three with wardrobes and two of which benefit from en-suite shower rooms, together with a family bathroom featuring both a bath and separate shower.

The entire second floor is an impressive master suite, comprising a spacious bedroom, dressing room with fitted wardrobes and a en-suite bathroom complete with bath and separate shower. Externally, the property continues to impress with a detached double garage featuring electric doors, ample off-road parking and a substantial enclosed rear garden, providing a wonderful outdoor space for families and entertaining alike.

Properties of this size, specification and plot are rarely available, and internal viewing is highly recommended to fully appreciate all that this outstanding home has to offer.



## HALL

Entrance door into the hall with stairs to the first floor, radiator, under stairs storage cupboard, Nest thermostat, Amtico flooring and doors to -

## CLOAKROOM

Low flush wc, vanity sink unit with wash hand basin and storage under, half tiled and a radiator.

## LOUNGE

Two upvc double glazed windows and radiator.

## FAMILY ROOM

Upvc double glazed window, Amtico flooring and radiator.

## OPEN PLAN KITCHEN

Fitted kitchen with wall mounted, base and drawer units, granite work surfaces and breakfast bar, tiled splash backs. Sink unit with thermostate tap. Fitted electric double oven and a microwave, five ring gas hob with extractor hood, integrated dishwasher, Integrated fridge freezer and upvc double glazed window to the front, Amtico flooring and door to the utility room. Living and dining area with radiator, upvc double glazed window and doors onto the garden.

## UTILITY ROOM

IWashing machine and tumble dryer, sink and drainer unit, cupboard, work surfaces, sink unit, tiled splash backs, Amtico flooring, radiator and door to the side.

## FIRST FLOOR LANDING

Upvc double glazed window to the front, custom made black out blinds, radiator, storage cupboard, stairs to the second floor and doors to -



## BEDROOM 2

Built in wardrobes, upvc double glazed window and radiator.

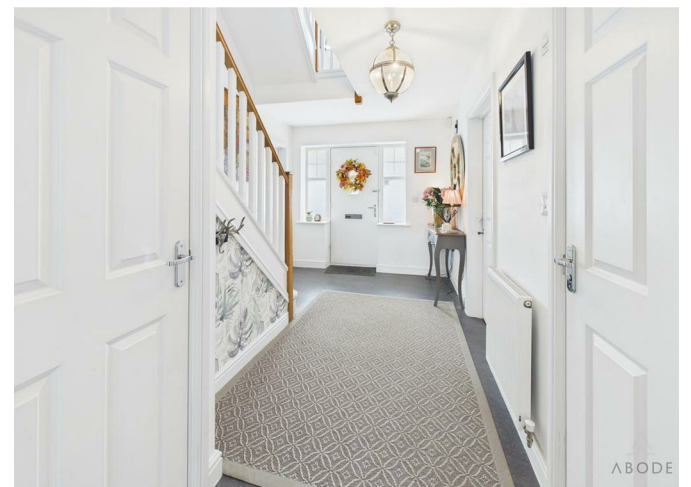
## EN SUITE

Walk in shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

## BEDROOM 3

Built in wardrobes, upvc double glazed window and radiator.







### EN SUITE

Enclosed shower, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

### BEDROOM 4

Upvc double glazed window and radiator.

### BATHROOM

Walk in shower, bath, vanity sink unit with wash hand basin and storage under, low flush wc, radiator and upvc double glazed window.

### SECOND FLOOR LANDING

Door to -

### BEDROOM 1

Sky light windows with fitted black out blinds and two radiators. Open round the dressing room and door to the en suite. Nest thermostat.

### DRESSING ROOM

Built in wardrobes and fitted drawers, sky light window with black out blind and radiator.

### EN SUITE

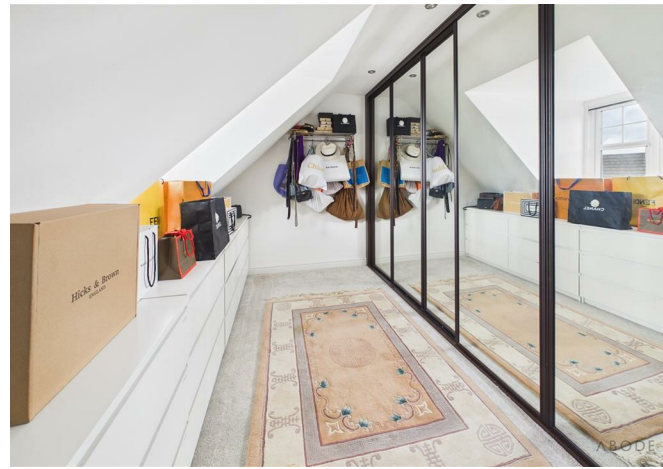
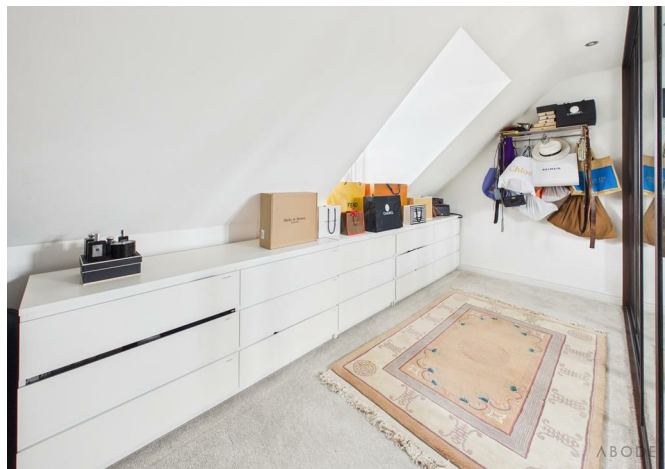
Enclosed shower. panel enclosed bath, vanity sink unit with two wash hand basins and storage under, low flush wc, radiator and sky light window.

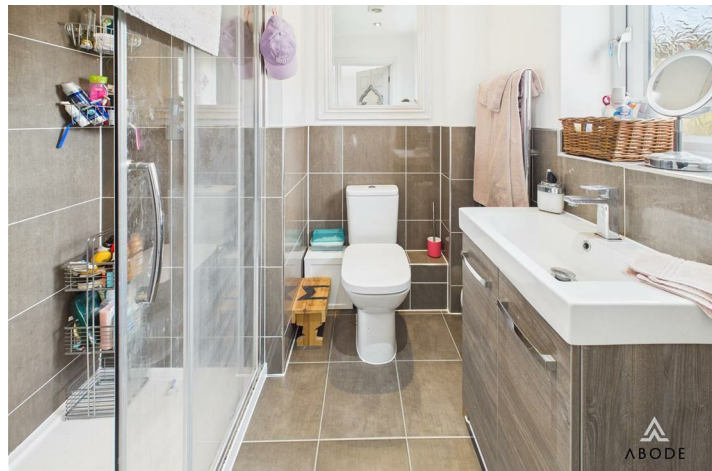
### DOUBLE GARAGE

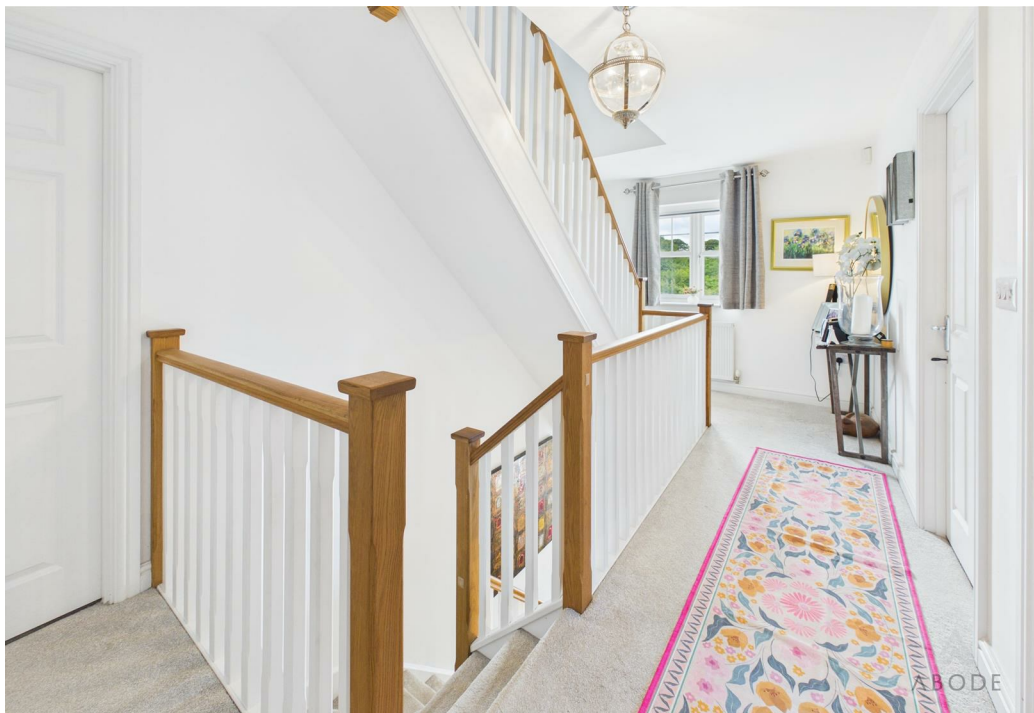
Detached double garage with two electric doors and parking for 4 cars in front.

### OUTSIDE

Front garden with mature shrubs and plants with wrought iron fencing, sandstone path to a gated access to the enclosed rear garden and steps up to the entrance door. The rear garden offers a good size lawn and sandstone paved patio. There is an also a paved area to the rear of the garage, perfect for a shed or summerhouse.











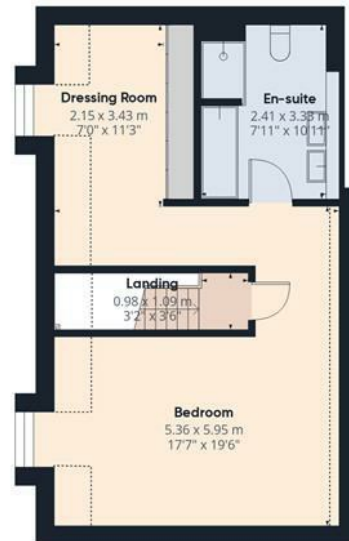
ABODE



Floor 0



Floor 1



Floor 2



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

193.6 m<sup>2</sup>

2084 ft<sup>2</sup>

**Reduced headroom**

4.9 m<sup>2</sup>

53 ft<sup>2</sup>

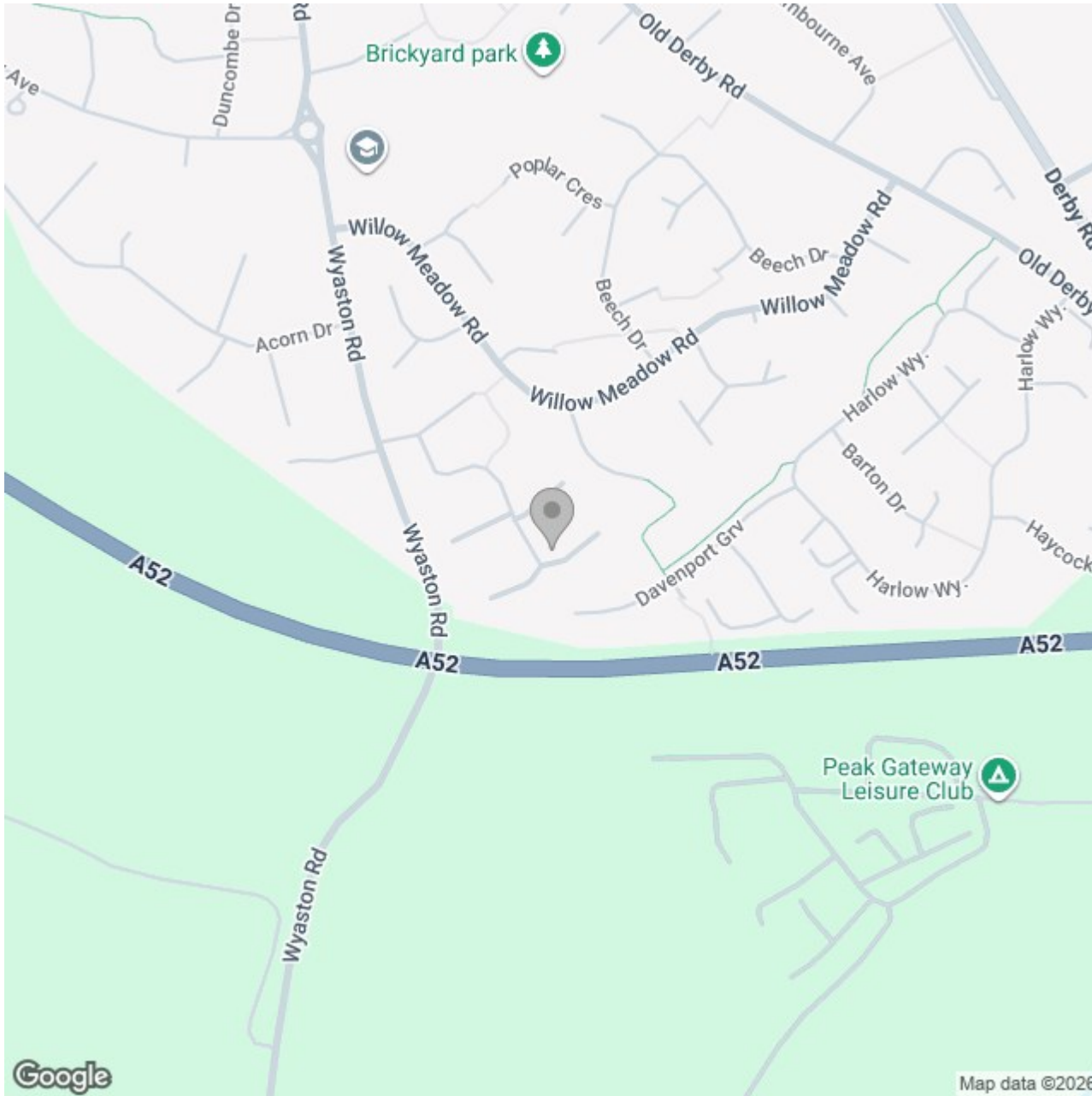
(1) Excluding balconies and terraces

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) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>89</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	