





A spacious and beautifully presented four-bedroom detached home, conveniently located with excellent access to local amenities and transport links. The property offers three versatile reception rooms, perfect for both relaxing and entertaining, along with a modern utility room and an internal garage for added convenience.

Upstairs, there are four well-proportioned bedrooms, two of which feature en-suite shower rooms, plus a family bathroom, providing plenty of space for families or professionals sharing. Outside, the property benefits from a private garden, ideal for outdoor relaxation.

The property is currently rented at £1400 pcm with a tenant in situ till October 2026



## Accommodation

### Entrance hallway

With central heating radiator, stairs rising to the first floor and doors leading off to:

### WC/cloaks

With central heating radiator, double glazed window to the front elevation, low level wc, wash hand basin and built in storage cupboard.

### Kitchen Diner

With a selection of matching wall and base units having a roll edge laminate preparation work surface, one and a half bowl sink with mixer tap, drainer and waste disposal, four ring gas hob with electric oven below, double glazed window to the rear elevation, under stairs storage and a door leading to the utility room.

### Lounge

With central heating radiator, double glazed window to the front elevation and an opening leading to the dining room.

### Dining Room

With central heating radiator, opening leading to the living room and door leading to the conservatory.

### Conservatory

With central heating radiator, double glazed windows to the side and rear elevation and French doors leading out onto the garden.

### Utility Room

With central heating radiator, selection of base units



with work top having a sink and mixer tap, space for washing machine and tumble dryer, double glazed window to the side and rear elevation, door leading to integral garage and a door leading onto the garden.

### First floor landing

With loft hatch leading to a half boarded loft with shelving and doors leading off to:







#### Master Bedroom

With central radiator, two double glazed window and a door leading to:

#### En-suite shower room

With a four piece suite comprising: low level wc, wash hand basin with mixer tap, bidet, shower cubicle with glass sliding doors and a double glazed window to the rear elevation.

#### Bedroom Two

With central heating, double glazed window to the front elevation, built in wardrobe and a door leading to the en-suite shower room.

#### En-suite shower room

With a three piece suite comprising: low level WC, wash hand basin with mixer tap, central heating radiator and a shower cubicle with glass folding door.

#### Bedroom Three

With central heating radiator, double glazed windows to the rear elevation and a built in wardrobe.

#### Bedroom Four

With central heating radiator, two phone line points and additional plug sockets ideal for use as an office and a double glazed window to the rear elevation.

#### Family Bathroom

With a jacuzzi bath, wash hand basin with mixer tap, low level WC, central heating radiator and a double glazed window to the rear elevation.



#### Outside

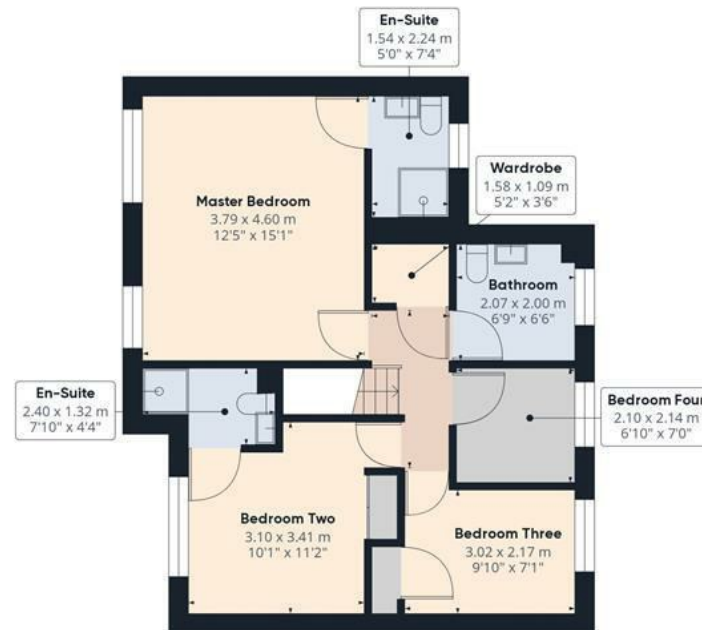
The outside of the property to the front elevation offers a block paved driveway providing parking facility which leads to the integral garage and front entrance door. The rear elevation offers a low maintenance garden having several seating areas, with a patio area ideal for entertaining, all of which is enclosed via timber fencing.





Floor 1

Approximate total area<sup>(1)</sup>  
130.56 m<sup>2</sup>  
1405.35 ft<sup>2</sup>

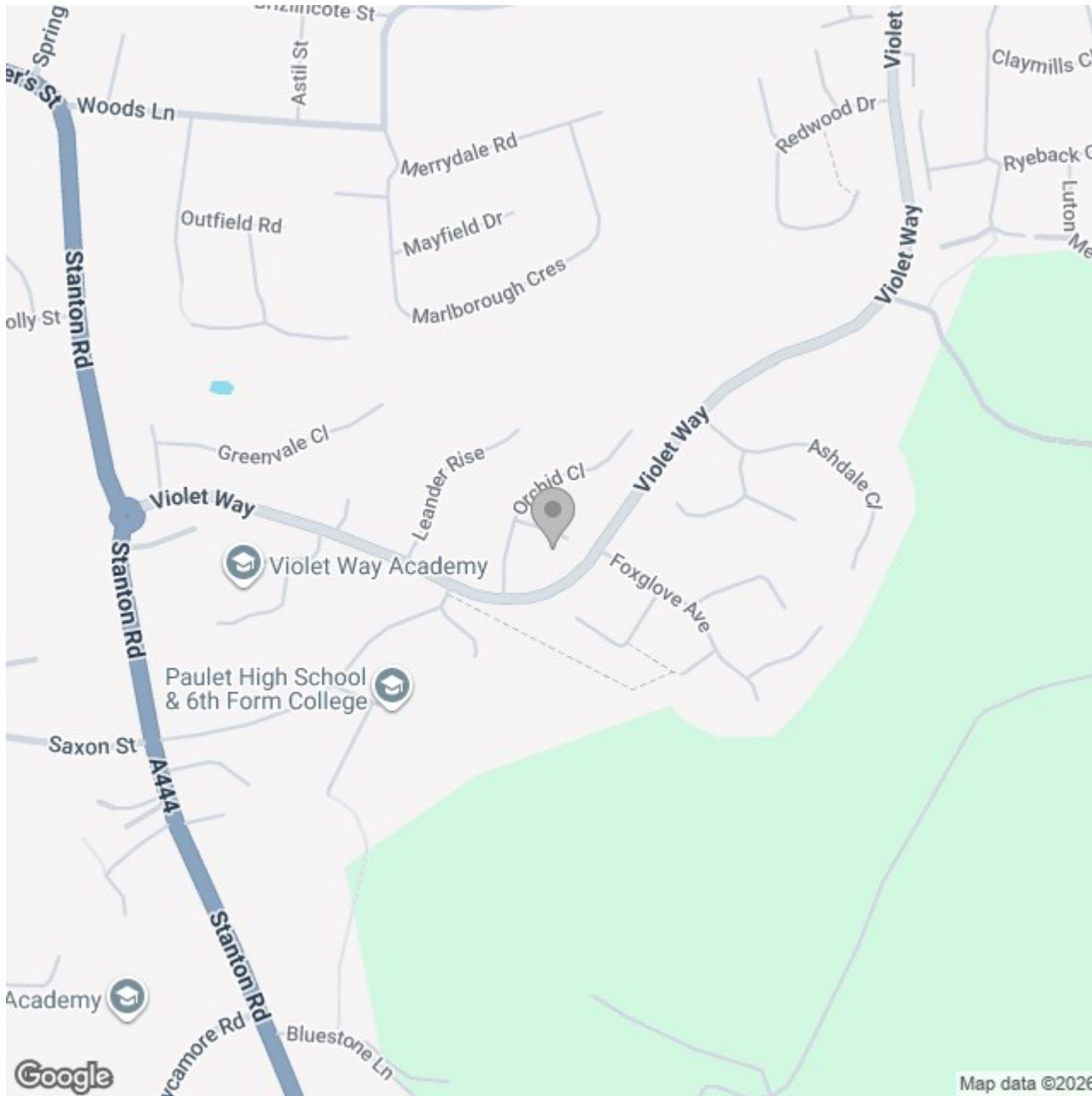


Floor 2

(1) Excluding balconies and terraces

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

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>72</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	