





Situated in a sought-after location, this well-presented four-bedroom detached home offers spacious and versatile accommodation, ideal for modern family living. The property features a generous living room and a stunning kitchen diner, complete with French doors opening onto the enclosed rear garden, creating a perfect space for entertaining. Upstairs, there are four well-proportioned bedrooms, including a master suite with an en-suite shower room, while the family bathroom boasts a stylish four-piece suite. Externally, the property benefits from a driveway providing off-road parking and a garage for additional storage or vehicle space.



## Accommodation

### Ground Floor

The ground floor accommodation is accessed via a welcoming entrance hallway, which features a tiled floor, central heating radiator, and an under stair storage cupboard. A staircase rises to the first floor, while doors lead to the principal ground floor rooms.

The spacious living room is positioned to the front of the property, benefitting from a large double-glazed window that allows natural light to flood the space. A central heating radiator ensures comfort, creating a warm and inviting setting.

To the rear, the stunning kitchen diner serves as the heart of the home, fitted with a selection of matching wall and base units, under-counter drawers, and a roll-edge preparation work surface. A one-and-a-half bowl stainless steel sink with a mixer tap and drainer is complemented by a tiled splash back. The kitchen is well-equipped with a four-ring gas hob, an electric extractor fan, a double electric oven, an integrated fridge freezer, and an integrated dishwasher. A double-glazed window overlooks the rear garden, while tiled flooring extends throughout.

An opening leads seamlessly into the dining area, which provides ample space for a dining table and chairs. The room is enhanced by a central heating radiator and enjoys plenty of natural light from the double-glazed French doors, which open onto the rear patio, flanked by additional double-glazed windows to either side.



A door leads to the utility room, which offers space and plumbing for white goods. The utility also benefits from a central heating radiator, integrated washing machine, electrical extractor fan a single bowl sink with a mixer tap and drainer, and a door leading to the WC cloaks. The WC cloaks is fitted with a low-level WC, a wash hand basin with a mixer tap and tiled splash back, a central heating radiator, and an electric extractor fan.

### First Floor Description







The first-floor landing ascends from the entrance hallway and features a loft hatch, an airing cupboard, and a central heating radiator. Doors provide access to all four bedrooms and the family bathroom.

The master bedroom is positioned to the front elevation and benefits from built-in wardrobes, a double-glazed window allowing for plenty of natural light, and a door leading to the en-suite. The en-suite shower room is fitted with a modern three-piece suite, comprising a low-level WC, a wash-hand basin, and a shower enclosure, with a double-glazed window to the front elevation.



The second bedroom is also situated at the front of the property and includes a central heating radiator and a double-glazed window. The third bedroom enjoys views over the rear garden through a double-glazed window and is complemented by a central heating radiator. Similarly, the fourth bedroom overlooks the rear elevation and features a central heating radiator and a double-glazed window.



The family bathroom is fitted with a contemporary four-piece suite, including a low-level WC, a wash-hand basin with a mixer tap and vanity unit below, a bath with a mixer tap, and a separate shower cubicle with a glass bi-folding door. A central heating radiator provides warmth, while a double-glazed window with opaque glass to the rear elevation allows for natural light while maintaining privacy.

#### Outside Description

Externally, the property is well-presented, with a tarmacadam driveway to the front providing ample off-road parking, leading to both the garage and the front

entrance door. Adjacent to the driveway is a neatly maintained lawned garden.

To the rear, the enclosed garden is primarily laid to lawn, complemented by a patio area adjacent to the property —perfect for outdoor seating and entertaining. A further patio area is positioned at the bottom of the garden, offering an additional space for relaxation. The entire garden is enclosed by timber fencing, ensuring privacy and security.











Floor 0



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

135.26 m<sup>2</sup>

1455.92 ft<sup>2</sup>



Floor 1

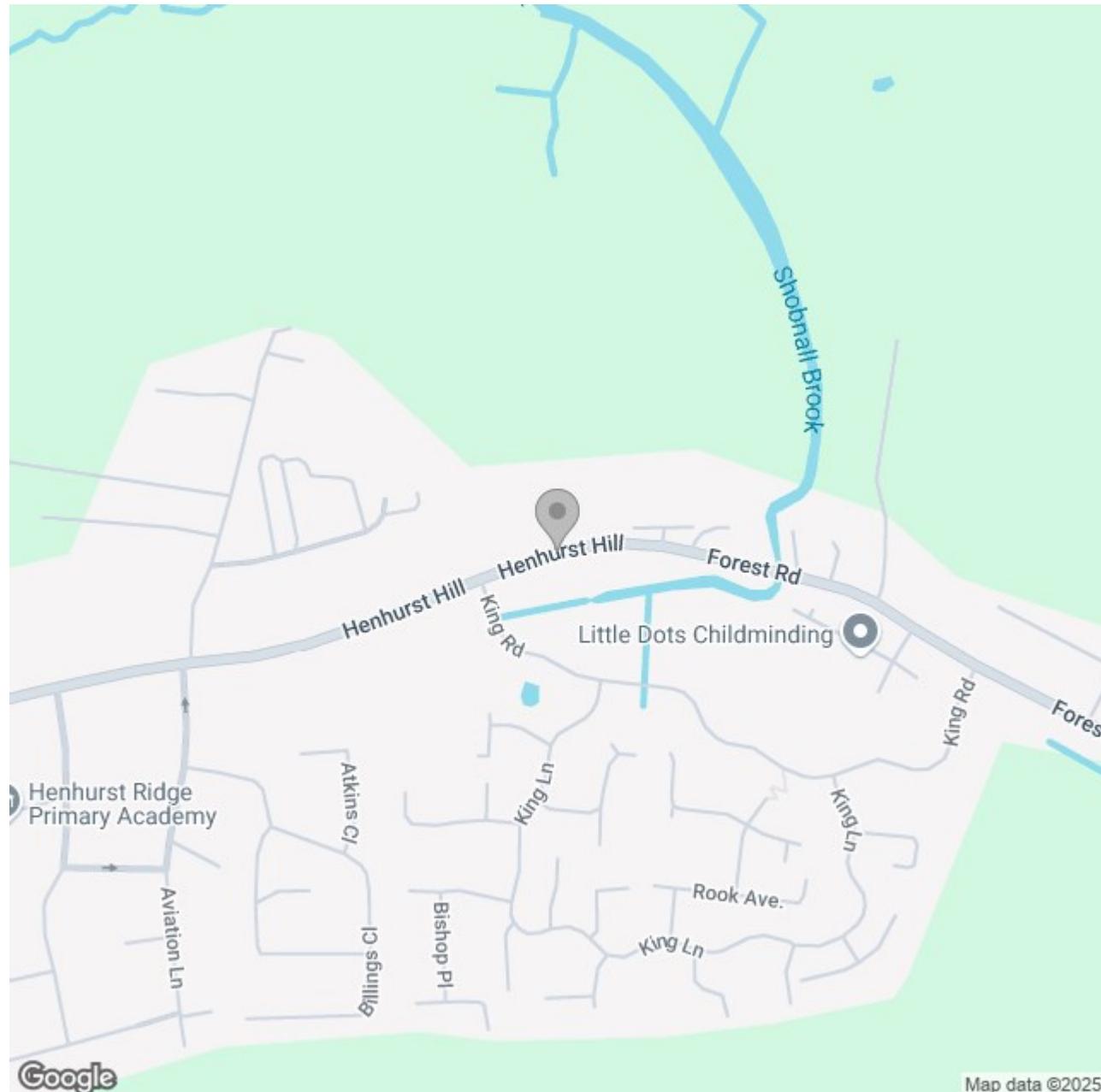
(1) Excluding balconies and terraces

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	93	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	