





**** EXECUTIVE DETACHED PROPERTY
**** PRIVATE GATED DEVELOPMENT ****

This five bedroom detached family home is located in a perfect position close to a fully range of amenities and schooling for all ages. In brief the property offers an entrance hall, guest cloakroom, lounge and a family room or dining room, re-fitted high specification kitchen diner with doors onto the garden and a utility room. Five first floor double bedrooms, master with wardrobes and an en suite shower room, Jack and Jill shower room to bedroom 2 and 3 and a further family bathroom. Enclosed garden, ample parking and a double garage.



HALL

Entrance door into the hall with stairs to the first floor, radiator and doors to -

CLOAKROOM

Low flush wc, wash hand basin and radiator.

LOUNGE

Upvc double glazed windows and double doors onto the garden and two radiators.

FAMILY ROOM

Upvc double glazed bay window to the front and a radiator.

KITCHEN DINER

Fitted wall mounted, base and drawer units with Quartz work surfaces and a sink unit with mixer tap. Range style cooker and extractor hood, integrated dishwasher and space for a Double fridge freezer. Radiator, upvc double glazed windows and doors onto the garden.

UTILITY ROOM

Fitted units, work surface, sink and drainer unit, plumbing and space for a washing machine and space for a tumble dryer. Radiator, cupboard, door to the garden and garage.

FIRST FLOOR LANDING

Loft access, radiator, two storage cupboards and doors to -

BEDROOM

Wardrobes with mirror doors, radiator, upvc double glazed window to the front and a door to -



EN SUITE

Enclosed shower, his and hers wash hand basins, low flush wc, chrome ladder style radiator and upvc double glazed window.

BEDROOM

Built in wardrobe, radiator, upvc double glazed window and a door to the Jack & Jill shower room.

SHOWER ROOM

Enclosed shower, wash hand basin, low flush wc, chrome heated towel radiator and upvc double glazed window.







BEDROOM

Upvc double glazed window and radiator, door to the Jack & Jill shower room.

BEDROOM

Upvc double glazed window and radiator.

BEDROOM

Upvc double glazed window and radiator.

BATHROOM

Panel enclosed bath, double shower cubicle, wash hand basin, low flush wc, upvc double glazed window and a chrome heated towel radiator.



DOUBLE GARAGE

Power and lights, currently used as a music room.

OUTSIDE

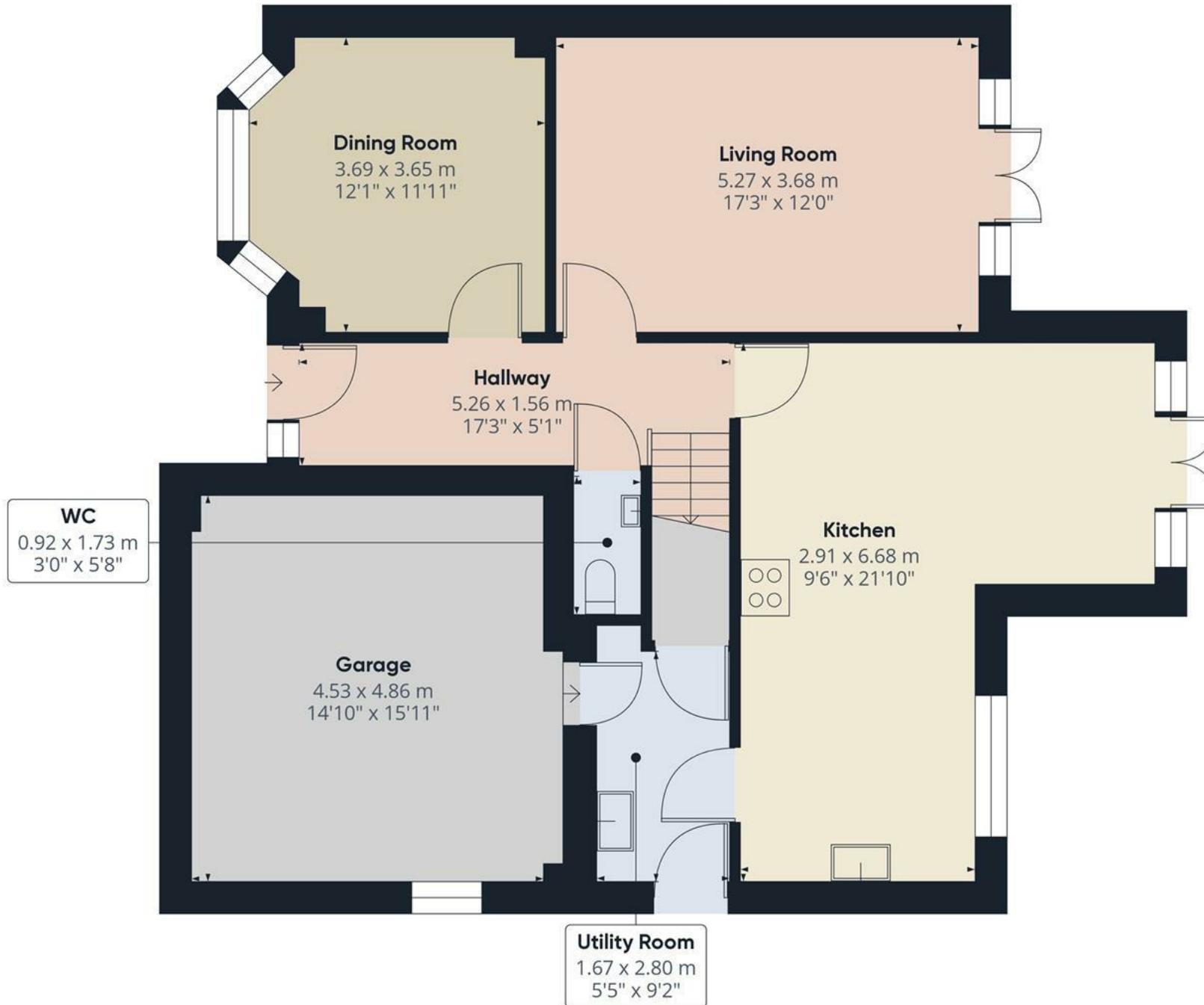
Ample parking to the front, side gated access to the enclosed rear garden offering paved seating areas and a lawn.











Floor 0

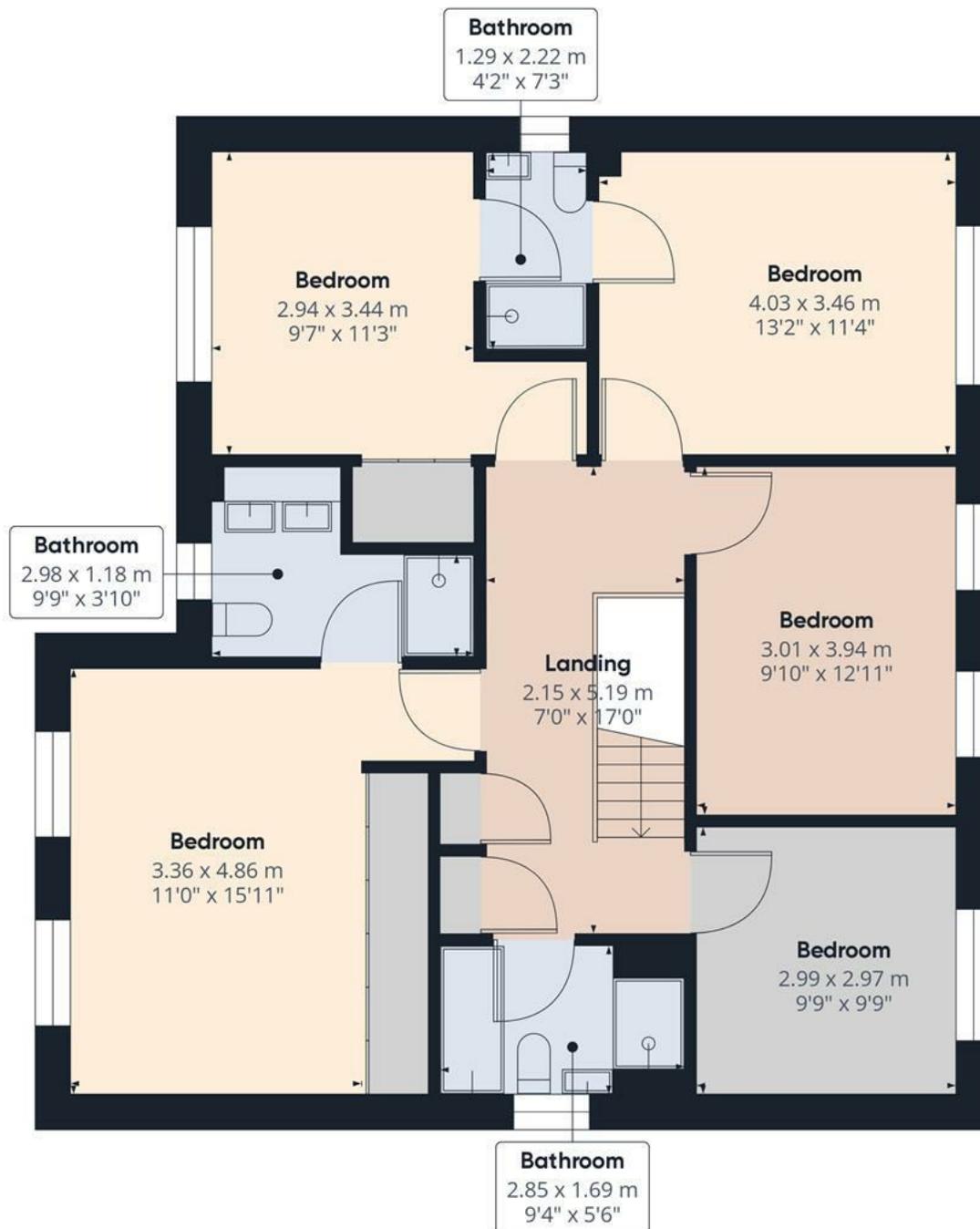
Approximate total area⁽¹⁾
99.15 m²
1067.24 ft²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Floor 1

Approximate total area⁽¹⁾

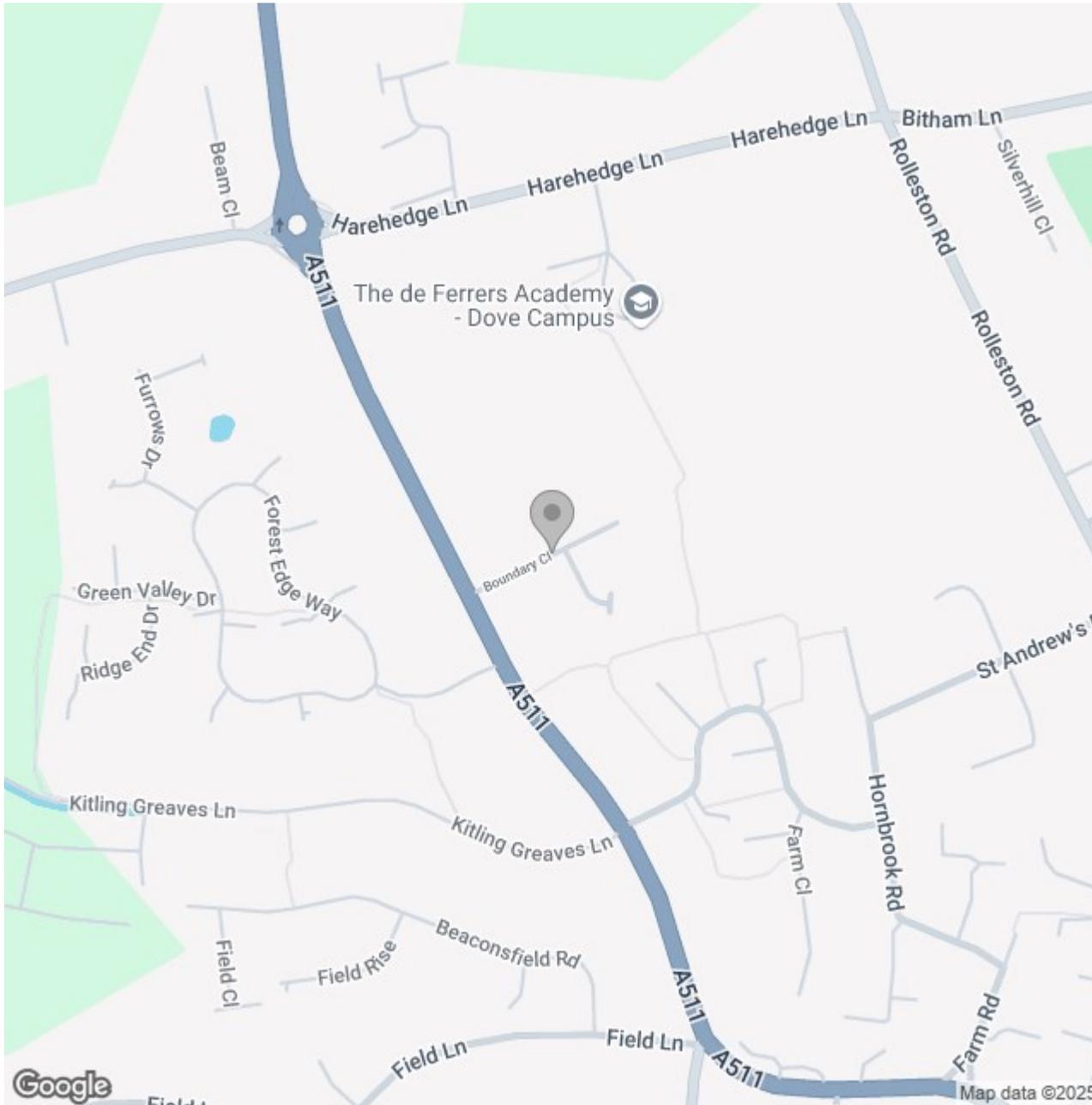
88.36 m²
951.08 ft²

(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 are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

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