





Built in 2023 by the prestigious David Wilson Homes, this impressive executive family home offers contemporary living with a detached double garage, double-width driveway and beautifully presented accommodation throughout.

The ground floor is designed with modern family life in mind, featuring a welcoming entrance hall, a versatile home office/study, and a spacious lounge leading through to a formal dining room. At the heart of the home is the stunning open-plan kitchen diner, fitted with integrated AEG appliances and a breakfast bar, with French doors opening directly onto the rear garden, making it ideal for both everyday living and entertaining. A separate utility room and downstairs WC complete the ground floor.

Upstairs, the property boasts four generous double bedrooms, all with fitted wardrobes. The principal bedroom enjoys extensive storage and a luxurious four-piece en-suite, while a stylish family bathroom serves the remaining bedrooms.

Externally, the property continues to impress with a landscaped rear garden, designed for outdoor enjoyment, along with a detached double garage and ample off-road parking. This exceptional home combines quality, space and modern design, making it an ideal choice for families seeking a premium property.

Viewing is highly advised to fully appreciate the standard and scope of accommodation on offer.

Estate charges of £77 are charged twice a year (correct amount as of Feb 2026).



### Hallway

A welcoming entrance hall featuring a UPVC double-glazed window to the front elevation and a central heating radiator. A balustrade staircase rises to the first-floor landing, with a useful understairs storage cupboard housing the fibre connection point. The hallway also benefits from a smoke alarm, electrical consumer unit, and internal doors leading to the principal ground-floor rooms.

### Study

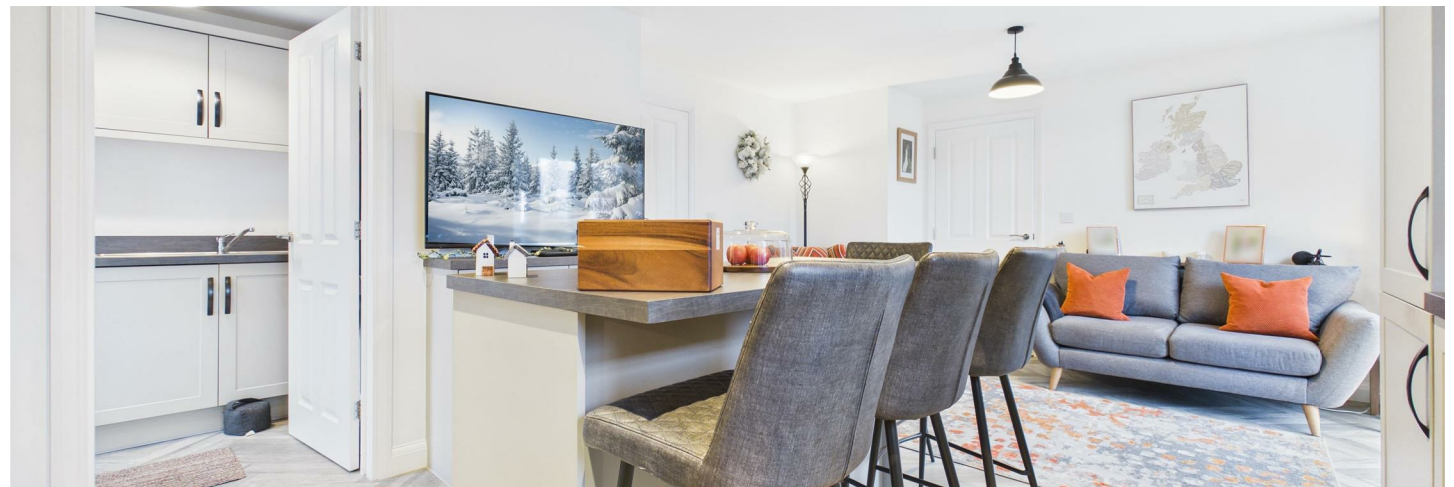
With a UPVC double-glazed window to the front elevation and central heating radiator. Currently utilised as a study, this versatile room could also serve as a playroom, home office or additional reception room to suit a buyer's needs.

### Lounge

A spacious living room with two UPVC double-glazed windows to the front elevation, two central heating radiators, TV aerial point, and an internal door leading through to the dining room.

### Dining Room

Featuring a central heating radiator and UPVC double-glazed French doors with adjoining glazed panels opening onto the rear patio. Internal doors provide access to the kitchen diner.







### Kitchen/Diner

Undoubtedly the hub of the home, this impressive open-plan kitchen and dining space offers a UPVC double-glazed window to the rear elevation and a further set of UPVC double-glazed French doors with adjoining windows leading onto the rear patio.

The kitchen area is fitted with a range of matching base and wall units with drop-edge preparation surfaces and a selection of integrated AEG appliances, including oven and grill, stainless steel gas hob with extractor hood, fridge freezer and dishwasher. There is also a one-and-a-half bowl stainless steel sink with mixer tap, breakfast bar, LED downlighting and spotlighting to the ceiling, along with two central heating radiators. Internal doors lead to the utility room.

### Utility Room

With a composite double-glazed frosted side entrance door. Fitted with matching base and wall units, drop-edge work surfaces and an integrated stainless steel sink and drainer with mixer tap. Housing the central heating boiler, with extractor fan, central heating radiator and carbon monoxide detector.



### W.C.

Comprising a low-level WC, wash hand basin with mixer tap, central heating radiator, complementary half-height wall tiling and extractor fan.

### Landing

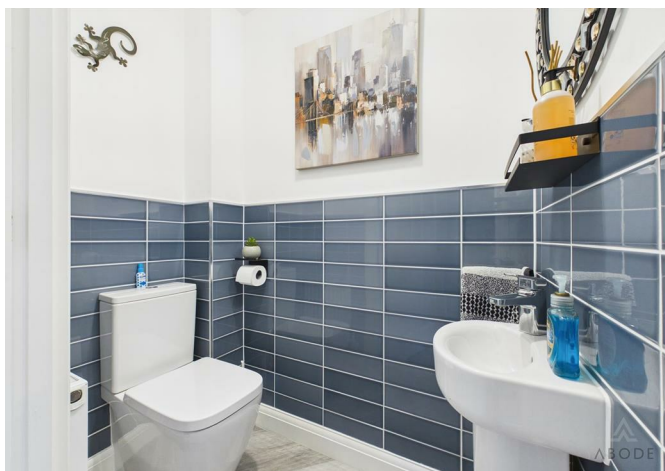
With a UPVC double-glazed window to the front elevation and central heating radiator. Access to the loft via a hatch within a cupboard housing the pressurised hot water system and double shelving. Internal doors lead to all bedrooms and the family bathroom.

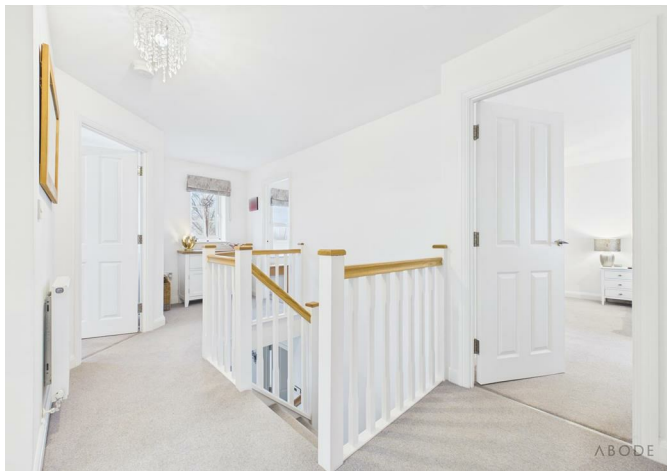
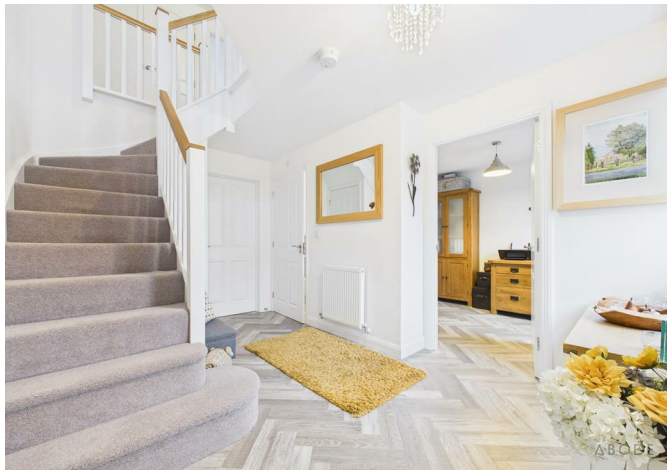
### Bedroom One

A generous principal bedroom with two UPVC double-glazed windows to the rear elevation, fitted with built-in blinds. Featuring an extensive range of double built-in wardrobes with mirrored fronts, hanging rails and shelving. Additional features include a central heating radiator, thermostat and access to the en-suite.

### En-suite

With a UPVC double-glazed frosted window to the rear elevation. The four-piece suite comprises a low-level WC, pedestal wash hand basin with mixer tap, bath with mixer tap, and a double shower cubicle with sliding glass screen. Complementary wall tiling, heated towel radiator, shaver point, spotlighting to the ceiling and extractor fan complete the space.





### **Bedroom Two**

With two UPVC double-glazed windows to the front elevation with built-in blinds, central heating radiator and a pair of double wardrobes with mirrored fronts, hanging rails and shelving.

### **Bedroom Three**

Featuring two UPVC double-glazed windows to the rear elevation with built-in blinds, central heating radiator and a built-in double wardrobe with mirrored front, hanging rail and shelving.

### **Bedroom Four**

With two UPVC double-glazed windows to the front elevation with built-in blinds, central heating radiator and built-in double wardrobe with hanging rail and shelving.

### **Family Bathroom**

With a UPVC double-glazed frosted window to the side elevation. The four-piece suite comprises a low-level WC, pedestal wash hand basin with mixer tap, bath with mixer tap, and double shower cubicle with sliding glass screen. Finished with complementary wall tiling, spotlighting to the ceiling, heated towel radiator and extractor fan.

### **Detached Double Garage**

A detached double garage positioned at the head of a double-width tarmac driveway. The garage features two up-and-over doors to the front elevation, lighting, and partial overhead boarding providing additional storage.

### **Outside**

The garden showcases a private, landscaped rear garden with a generous, neatly maintained lawn framed by well-stocked planted borders. A paved pathway runs along the side of the property, leading to a raised patio area directly outside the house. This patio features a contemporary covered seating area/ pergola, creating an ideal space for outdoor dining and entertaining.

The garden is fully enclosed by timber fencing, offering excellent privacy, with mature planting, decorative trellis panels and shrubs adding colour and structure. To the rear, the detached double garage is visible, positioned discreetly away from the main garden space. Overall, the garden feels spacious, well cared for and perfectly suited to both families and summer entertaining.



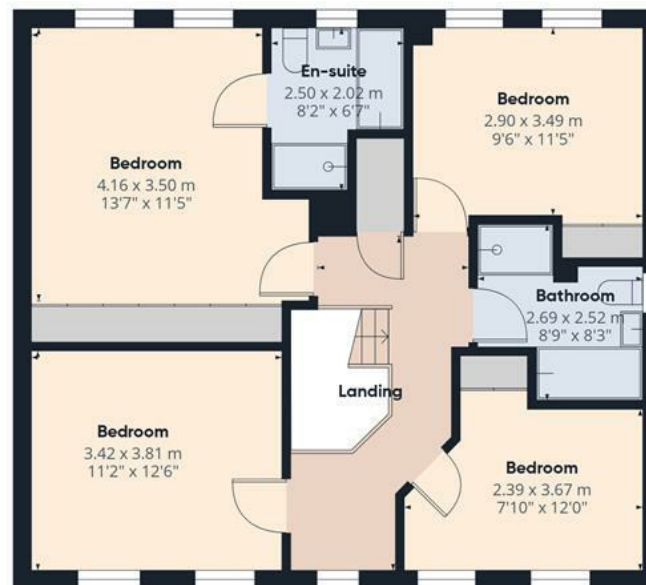








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



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

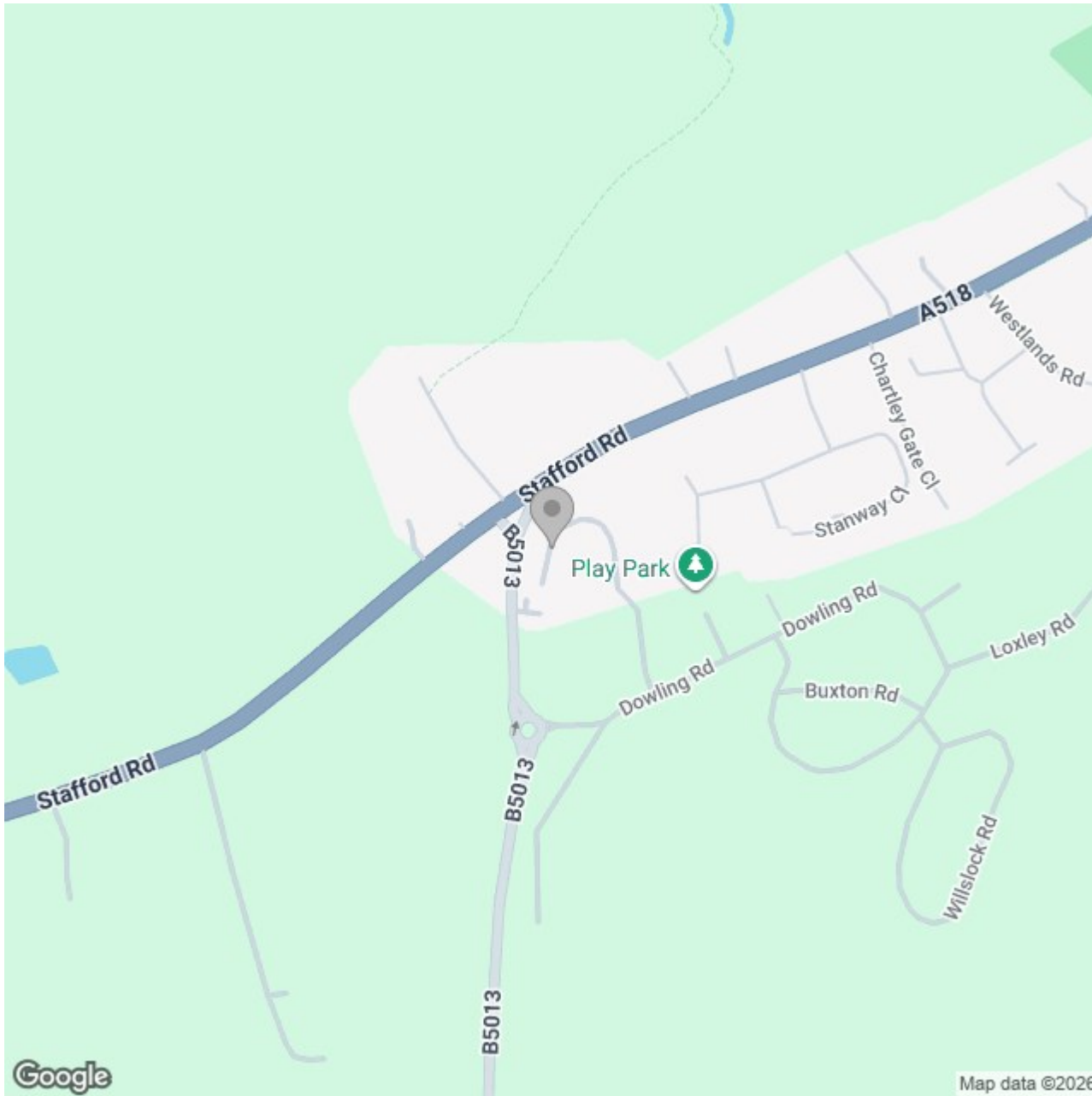
174.6 m<sup>2</sup>

1879 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>86</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 