





****INDIVIDUALLY DESIGNED & BESPOKE DETACHED HOME | TWO-ROOM CABIN INCLUDED****

A beautifully presented and individually designed detached property, offering stylish and versatile accommodation throughout, complemented by a superb two-room cabin within the enclosed rear garden.

The property briefly comprises an inviting entrance hall, guest cloakroom, spacious lounge with doors opening onto the garden, and a superb fitted living/dining kitchen with a separate utility room.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from a double driveway providing ample off-road parking, alongside a private and enclosed rear garden. The impressive two-room cabin provides a range of versatile uses, currently incorporating an office, gym, bar and workshop — ideal for home working, leisure or additional hobbies.

Further benefits include UPVC double glazing, fitted blinds and attractive solid timber doors.

An exceptional and versatile family home, presented to a high standard throughout. Internal viewing is highly recommended to fully appreciate the quality, space and versatility on offer.



HALL

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

CLOAKROOM

Low flush wc, wash hand basin with fitted cupboard under and a radiator.

LOUNGE

Two radiators, upvc double glazed window to the front and French doors onto the garden.

KITCHEN DINER

Fitted wall mounted, base and drawer units with works surfaces and a breakfast bar. Sink unit, fitted electric oven and induction hob with extractor. Integrated fridge freezer and dishwasher, radiator and upvc double glazed windows to the front and rear elevations.

UTILITY ROOM

Wall mounted cupboards, work surfaces, plumbing and space for washing machine and a sauce for tumble dryer, walk-in storage cupboard, radiator and a door to the garden.

FIRST FLOOR LANDING

Upvc double glazed window, radiator and storage cupboard.

BEDROOM 1

Built in wardrobes, radiator and upvc double glazed window.



EN SUITE

Corner shower, wash hand basin with storage cupboard under, low flush wc, chrome ladder style radiator and a upvc double glazed window.

BEDROOM 2

Built in wardrobes, radiator and upvc double glazed window.







BEDROOM 3

Upvc double glazed window and a radiator.

BATHROOM

Panel enclosed bath with a shower and shower screen, wash hand basin with storage cupboard under, low flush wc, chrome ladder style radiator and upvc double glazed window.

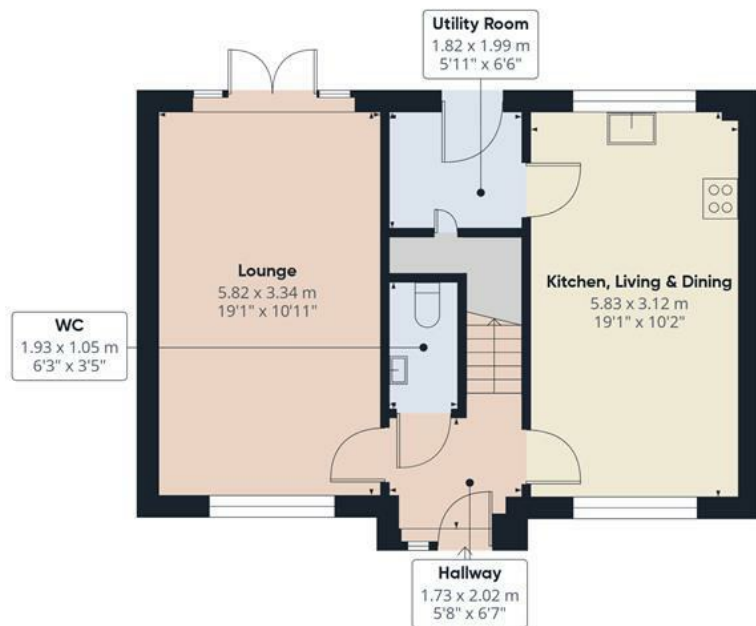
OUTSIDE

Two front parking spaces and side gated access to the enclosed rear garden offering a lawn, paved patio and a detached cabin currently split into two areas, the larger space is currently used as an office with power and light. The second area is a storage area.

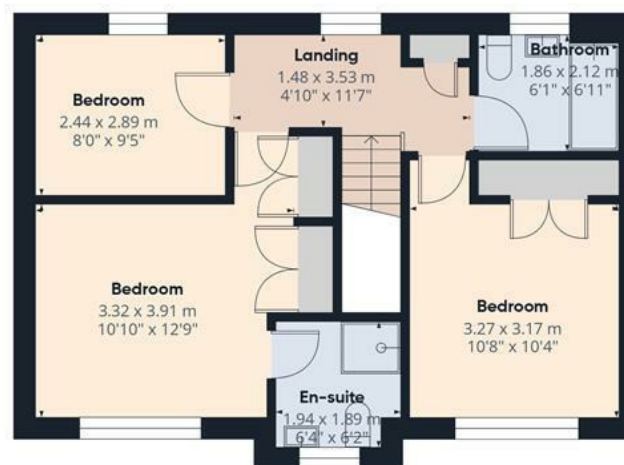




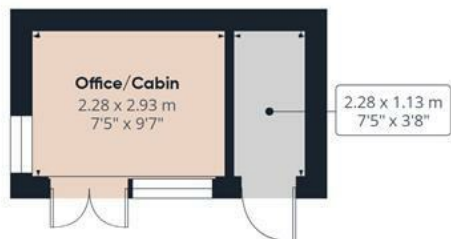




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

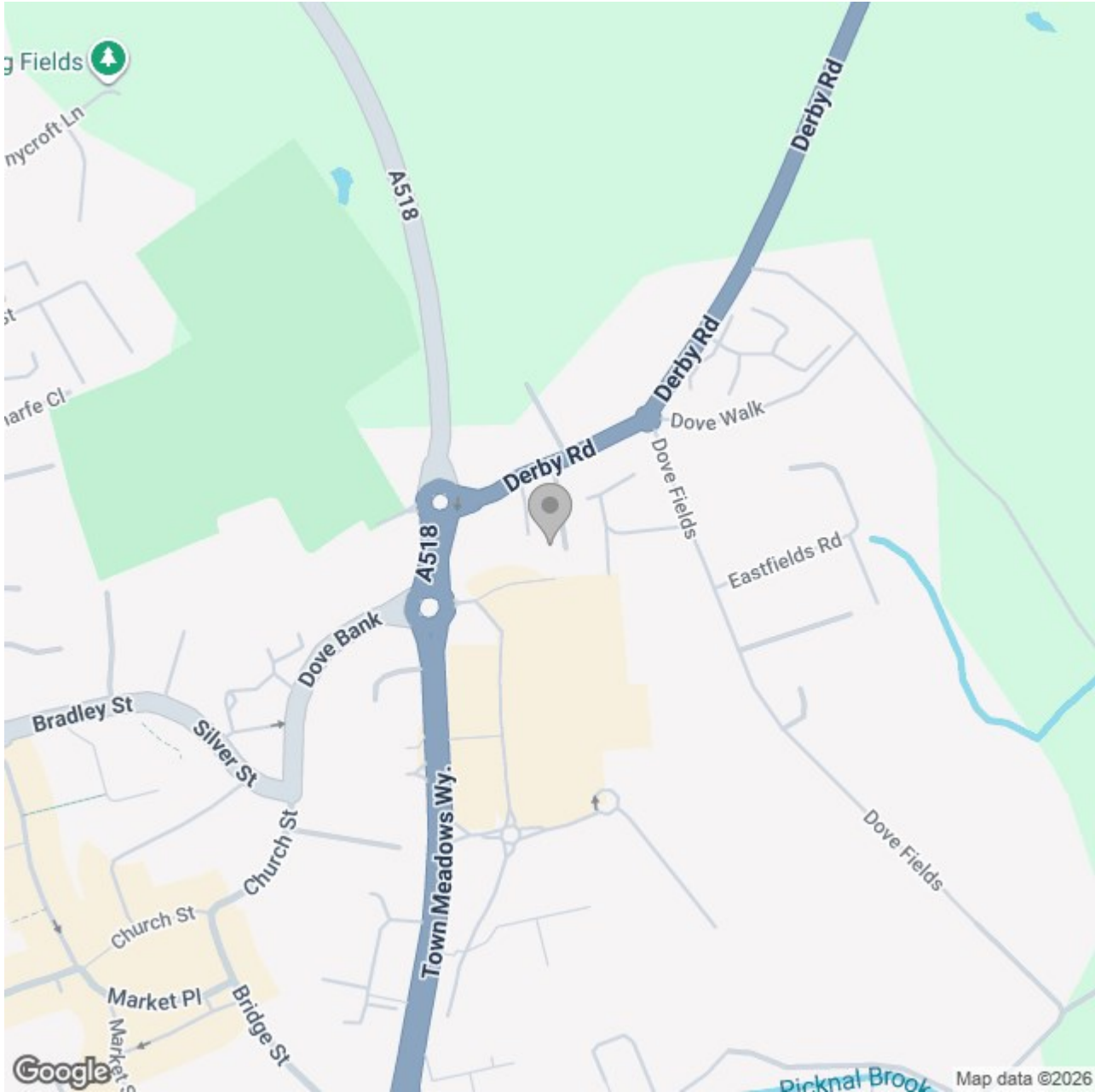
106.8 m²

1149 ft²

(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) A		94
(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		
England & Wales	EU Directive 2002/91/EC 	