

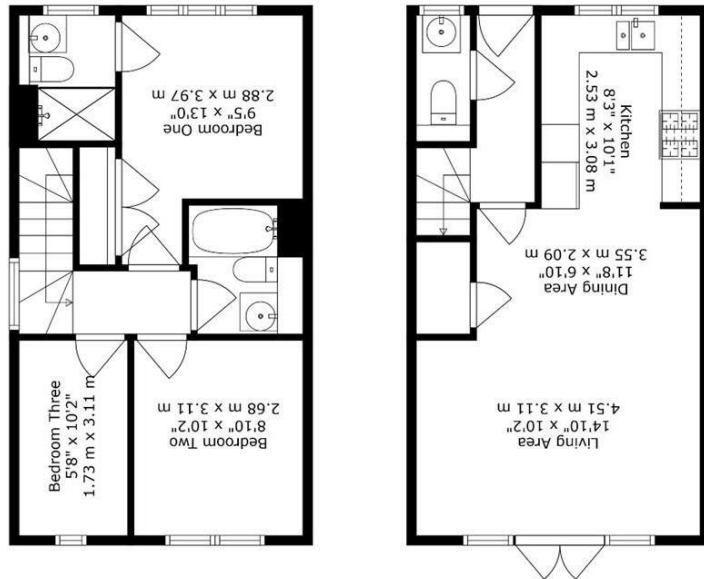
**Approximate Gross Internal Area:**  
806 sq.ft 74 sq.m

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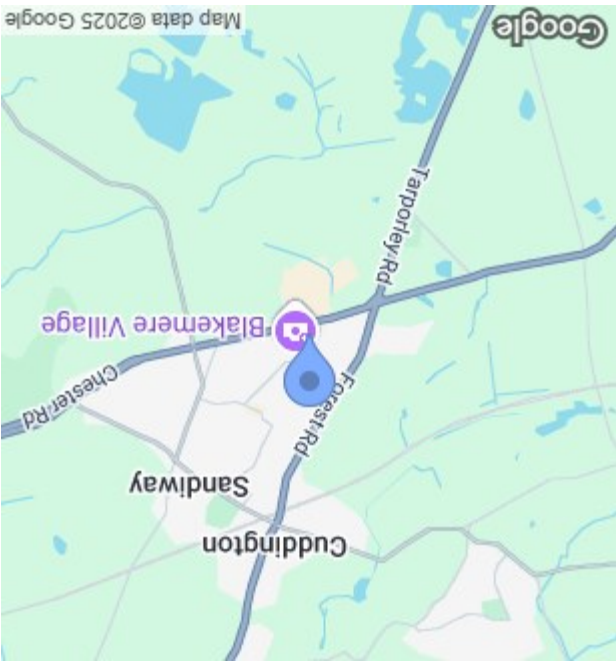
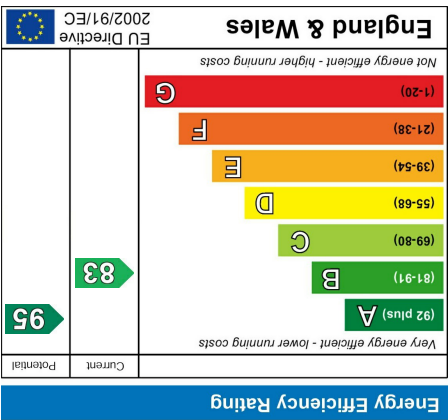
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First Floor

Ground Floor



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	3
	2
	1

Asking Price  
£270,000



Sitting upon a small cul- de-sac, the canopied doorway of a classic red brick façade paints a picture-perfect introduction to the lifestyle on offer. Once inside you'll find the elegant simplicity of a pared-back aesthetic flowing cohesively throughout generating a calm yet inviting feel. The soft subtle hues of dual toned walls in the hallway are paired with white tiled floors that reflect a lovely measure of sunlight, while straight ahead a crisp white doorway opens to reveal garden views and a brilliantly designed double aspect open plan living space. With plush grey carpeting underfoot, it's here that an enviably sized living/dining area is bathed in natural light from the wide French doors, framed to either side by a duo of full height glazing. This exceptional space offers a huge amount of versatility for you to arrange to your own lifestyle needs. The French doors allow the garden outside to add a seamless extension of the space, while the impressive dimensions are superbly finished with an expanse of wall panelling that's both on-trend and tastefully incorporated. This open plan space continues into the sleek clean lines of a fully fitted kitchen appointed with a first-class array of integrated appliances that includes a tower oven, gas hob, fridge freezer, dishwasher and washer/dryer. The large U shape of the layout provides plenty of storage and workspace, while grey countertops wrap-around and have ample room for a coffee station. A deep cupboard in the dining area adds handy hidden storage and the dual toned walls continue in an immaculate ground floor cloakroom that's ideal for guests.

The accomplished aesthetic and flow of natural light is echoed upstairs where a central hallway unfolds onto a trio of admirably proportioned bedrooms. Lending a sophisticated feel, the accent sage green heritage hues of the main bedroom give a refined dash of colour. Recessed fitted wardrobes supply storage without encroaching on the floor space, while a modern en suite shower room adds a deluxe finishing touch. The second and third bedroom sit peacefully to the rear giving options to have a dedicated home office if needed, and an exemplary family bathroom matches the pristine presentation that features throughout each and every aspect of this home.

Outside to the front of the property, a paved path leads across small easy to maintain lawns to the broad canopied entrance of the house where evergreen shrubs and a discerningly chosen exterior lamp hint at the attention to detail within. To the rear the French doors open to make it temptingly simple for everyday life to filter out into an enclosed south facing garden that gives a coveted measure of privacy. Set to a beautiful backdrop of statuesque neighbouring trees, its established lawn is bordered by the shrubbery while a considerable paved patio is ideally sized for al fresco drinks and dining in the summer sun.

