





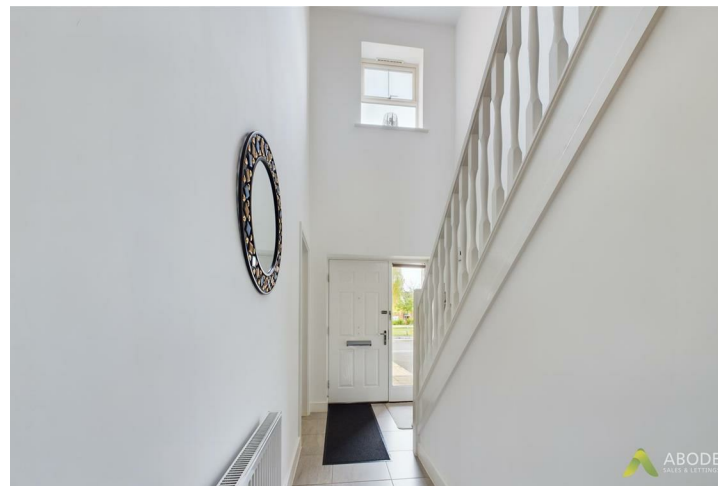
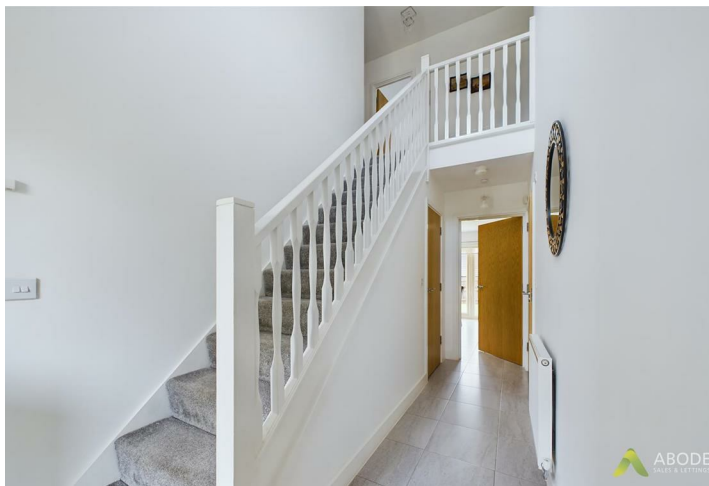


**\*\* FIVE BEDROOM DETACHED FAMILY HOME \*\* DOUBLE GARAGE \*\* SPACIOUS GARDENS \*\***

Introducing a magnificent five-bedroom detached residence offering two en-suites and views over wonderfully maintained greenery. The impressive vaulted entrance hallway establishes the home's grandeur, leading to a generously proportioned living room and modern, open-plan kitchen/diner. The kitchen boasts double doors that seamlessly connect to the rear garden, filling the area with an abundance of natural light. Completing this level is a conveniently situated downstairs WC and a utility room.

Ascending to the first floor, you'll find five carefully designed bedrooms. The master bedroom stands out with its en-suite shower room. This floor also hosts an additional guest suite with an en-suite shower room, a contemporary family bathroom, three further bedrooms and ample storage options.

Outside, the front of the property presents an expansive driveway with a double garage, while the landscaped rear garden adds to the property's allure.



## Hallway

With a composite front entry door leading into, UPVC window to the front elevation, open balustrade staircase rises to the first floor landing with a useful under stairs storage cupboard, thermostat, doorbell chime, alarm system unit, central heating radiator, smoke alarm, internal door entries lead to:

## Lounge

With a UPVC double glazed window to the front elevation, central heating radiator, telephone point, TV aerial point

## Living/Dining Kitchen

With 2x UPVC double glazed windows to the rear elevation, UPVC double glazed French doors leading to the rear patio. The kitchen features a range of matching base level and eye level storage cupboards and drawers with drop edge preparation worksurfaces. A range of integrated appliances includes wine cooler, 1 1/2 stainless steel sink and drainer with mixer tap, dishwasher, five ring stainless steel gas hob, extractor hood, oven and grill, fridge and freezer, LED spotlighting to kickboards and overhead ceiling, two central heating radiators and smoke alarm.

## Utility Room

With a double glazed composite door to the side elevation, with drop edge preparation worksurfaces, in housing is the central heating gas boiler, stainless steel sink and drainer with mixer tap, central heating radiator and extractor fan



## Landing

With a UPVC double glazed window to the front elevation, access into the loft space via loft hatch, smoke alarm, pressurised hot water tank, internal door entries lead to:

## Bedroom One

With a 2x UPVC double glazed window to the front elevation, the master bedroom features a wide range of built-in fitted wardrobes, comprising of hanging rails and shelving, thermostat, internal door leads to:











### En-suite

Featuring a three-piece shower room suite, comprising of low-level WC, wash hand basin with mixer tap, shower cubicle with waterfall showerhead and tiling to wall coverings, spotlights to ceiling, chrome heated towel radiator and extractor fan

### Bedroom Two

With a UPVC double glazed window to the front elevation, bedroom two features a range of built-in fitted wardrobes comprising of hanging rails, and eye level shelving, internal door leads to:

### En-suite

With a UPVC double glazed frosted glass window to the side elevation, featuring a three-piece shower room room suite, comprising of low-level WC, pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle with waterfall showerhead and tiling to wallcoverings, spotlights to ceiling, extractor fan and chrome heated towel radiator

### Bedroom Three

With a UPVC double glazed window to the rear elevation and central heating radiator

### Bedroom Four

With a UPVC double glazed window to the rear elevation and central heating radiator

### Bedroom Five

With a UPVC double glazed window to the rear elevation and central heating radiator

### Family Bathroom

Featuring a three-piece family, bathroom suite, comprising of low-level WC, bath unit with glass screen and shower over, wash hand basin with mixer tap, UPVC double glazed frosted glass window to the side elevation, spotlights to ceiling, extractor fan, and chrome heated towel radiator

### Outside

The frontage features a tarmac double width driveway providing ample off road parking. A decorative foregarden completes the frontage. Gated entry leads to the rear of the property. Off the rear is a patio area ideal for entertaining. The majority of the garden is laid to lawn throughout, enclosed by timber fence panels and timber posts. A middle section has a hardstanding paved base, perfect for a pergola or outside seating enclosure.

















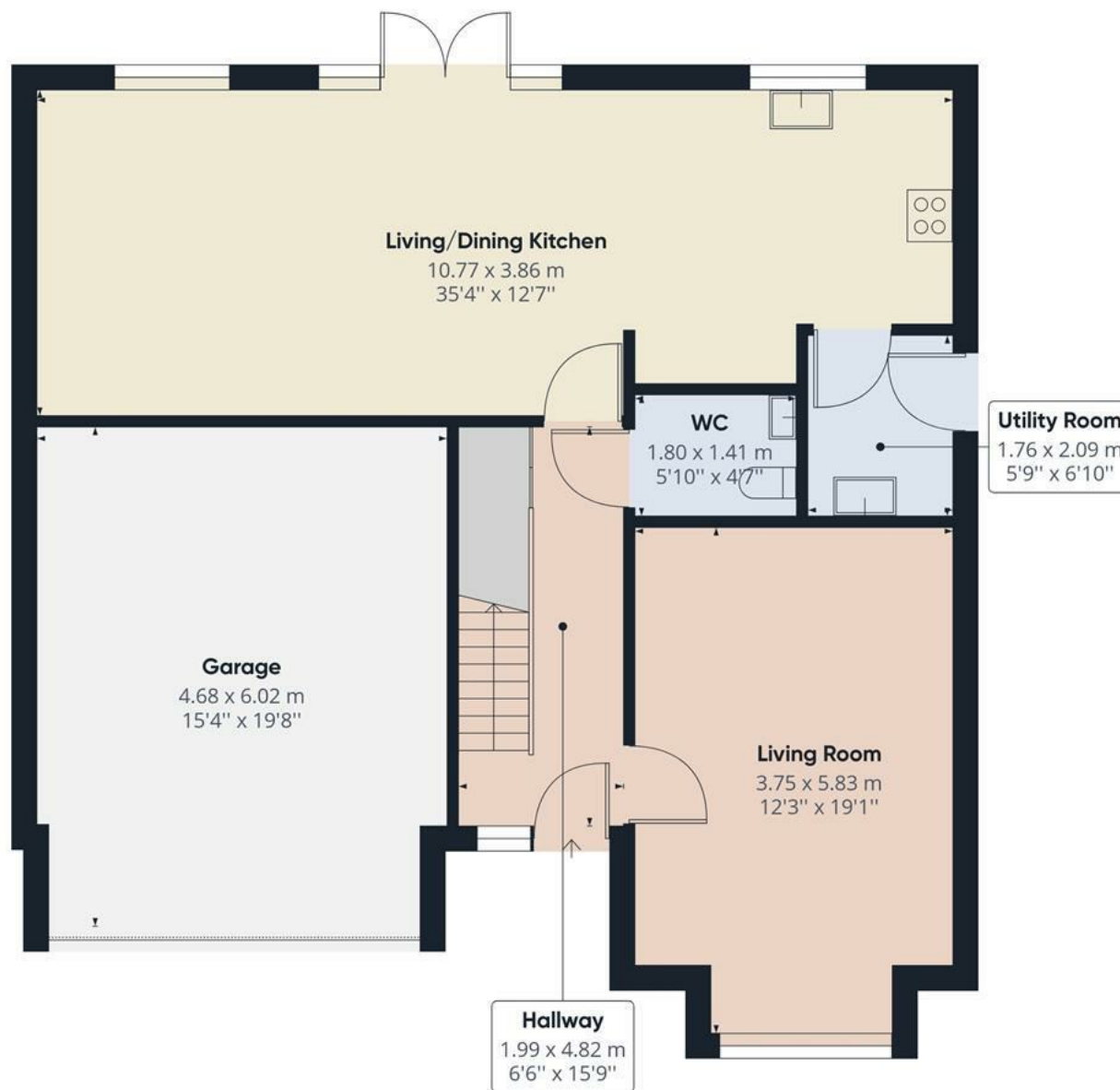


### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>85</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	







Floor 0

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

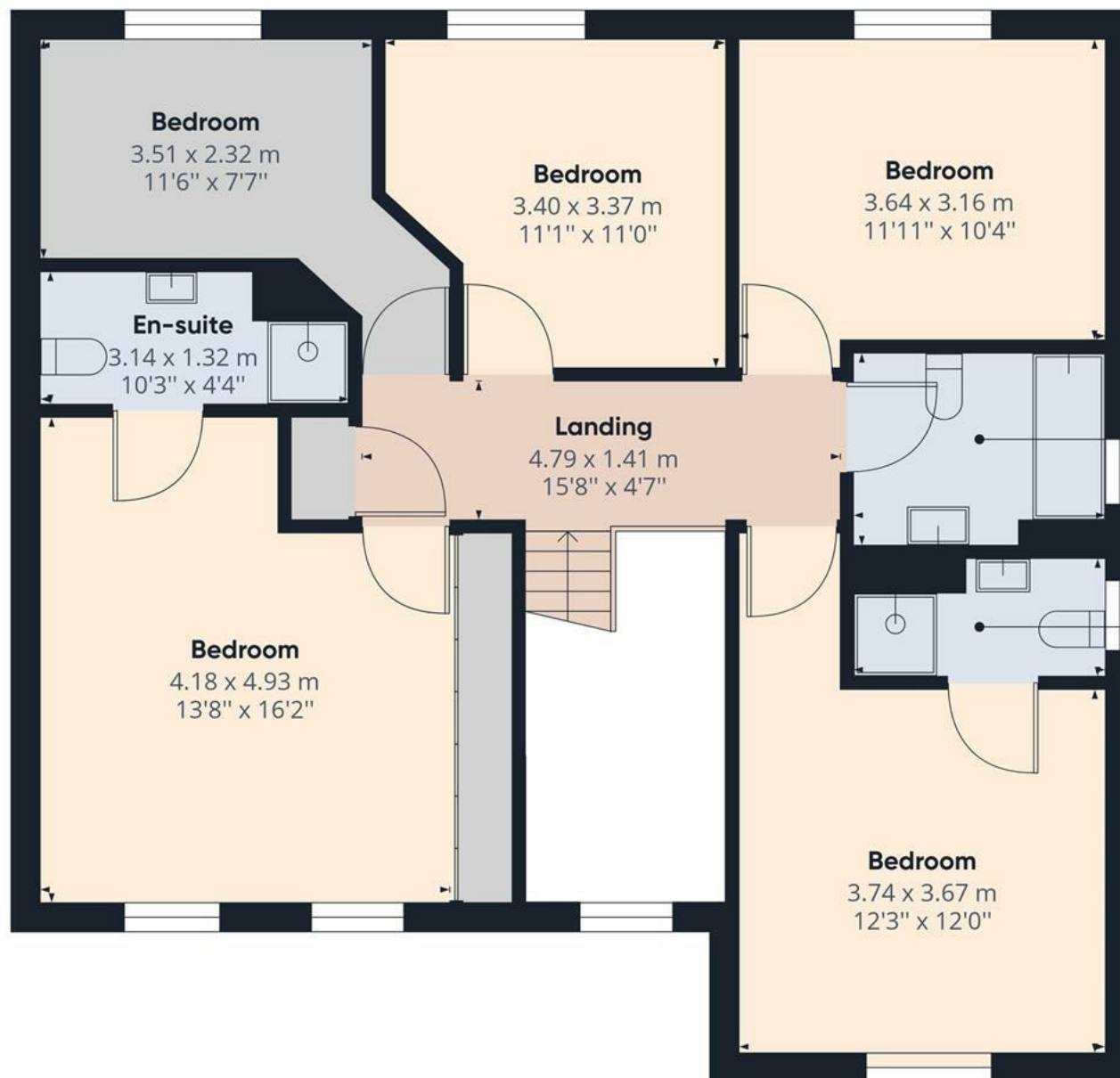
105.44 m<sup>2</sup>  
1134.90 ft<sup>2</sup>

(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.

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Approximate total area<sup>(1)</sup>  
86.83 m<sup>2</sup>  
934.64 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1



