



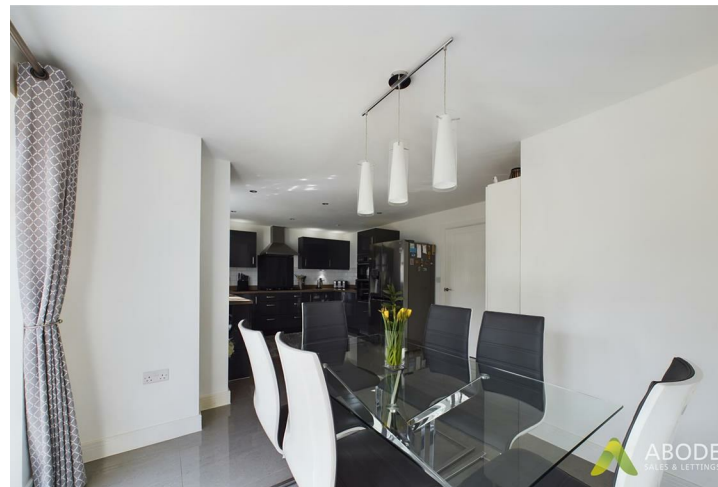


Welcome to this stunning and well appointed modern four bedroom detached home. In brief the internal accommodation comprises of spacious lounge, open-plan kitchen diner is a chef's dream, featuring sleek contemporary fittings and appliances, and opening into the dining area ideal for family dinners and entertaining. Adjacent to the kitchen, you'll find a convenient utility room, equipped with laundry facilities and additional storage and cloakroom.

To the first floor you'll discover four generously sized bedrooms, each offering comfort and privacy. The master bedroom boasts an ensuite bathroom and fitted wardrobes. The family bathroom exudes luxury, four piece suite ideal for unwinding after a long day.

Outside, the property benefits from a well-maintained garden, with Indian sandstone patio. Additionally, a private driveway provides ample parking space for multiple vehicles and electric car point.

This modern detached home offers the perfect blend of style, comfort, and functionality, making it an ideal choice for those seeking contemporary living in a peaceful setting. Don't miss the opportunity to make this your forever home. Schedule a viewing today and prepare to be captivated by all that this property has to offer.



Entrance Hall

With UPVC double glazed door and window to front elevation, radiator, stairs to first floor accommodation, tiled floor covering, under stairs storage cupboard and doors to:

Lounge

With UPVC double glazed window to front elevation and radiator.

Kitchen Diner

With French doors and full height windows to rear elevation and UPVC double glazed window to rear elevation, continuation of tiled flooring, radiator and spot lights to ceiling. The fitted kitchen has a range of high gloss eye and base level units and drawers, sink and drainer built into prep work surface, interior dishwasher, five ring gas hob with extractor over, double oven and tiled splash backs.

Utility Room

With radiator, continuation tiled flooring, matching complementary base units with sink and drainer, tiled splash backs and integrated washing machine.

WC/Cloakroom

With continuation tiled flooring, radiator, half tiled to walls, low level WC, pedestal wash hand basin and spot lights to ceiling.

First Floor Landing

With loft access, radiator and storage cupboard housing the water cylinder.

Master Bedroom

With UPVC double glazed window to front elevation, fitted wardrobes and radiator.



En-suite

With UPVC double glazed window to front elevation, fully tiled, low level WC, pedestal wash hand basin, shower cubicle with shower over, towel radiator and spot lights to ceiling.

Bedroom Two

With UPVC double glazed window to front elevation, radiator and fitted wardrobes.







Bedroom Three

With UPVC double glazed window to rear elevation and radiator.

Bedroom Four

With UPVC double glazed window to rear elevation and radiator.

Family Bathroom

With UPVC double glazed window to rear elevation, fully tiled with spot to ceiling, fitted with a four piece white suite comprising of low level WC, pedestal wash hand basin, panelled bath, shower enclosure and towel radiator.

Outside

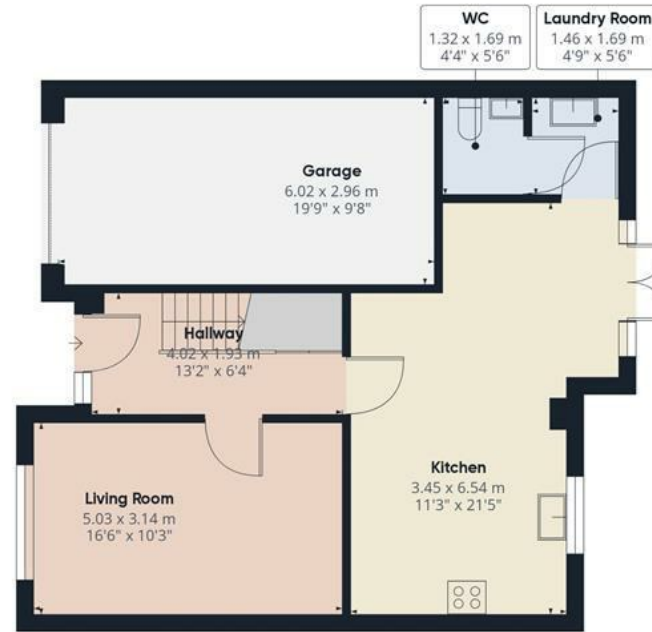
The home is sat within an extensive plot with front lawned garden with mature hedgerow and borders, double width driveway takes you to the integral garage and side gated access leads to the enclosed rear garden.

The rear garden has a Indian sand stone patio area ideal for entertaining and a laid to lawn and enclosed by walled and timber fencing, uprights and decorative water feature and electric power points.

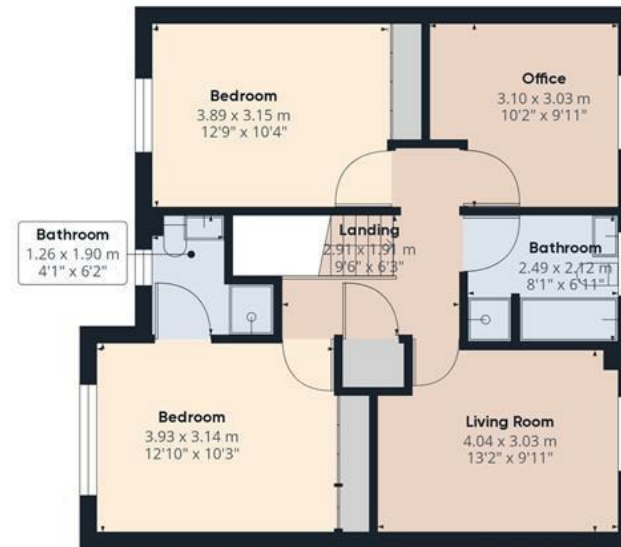
Electric car point.







Floor 0



Floor 1

Approximate total area⁽¹⁾

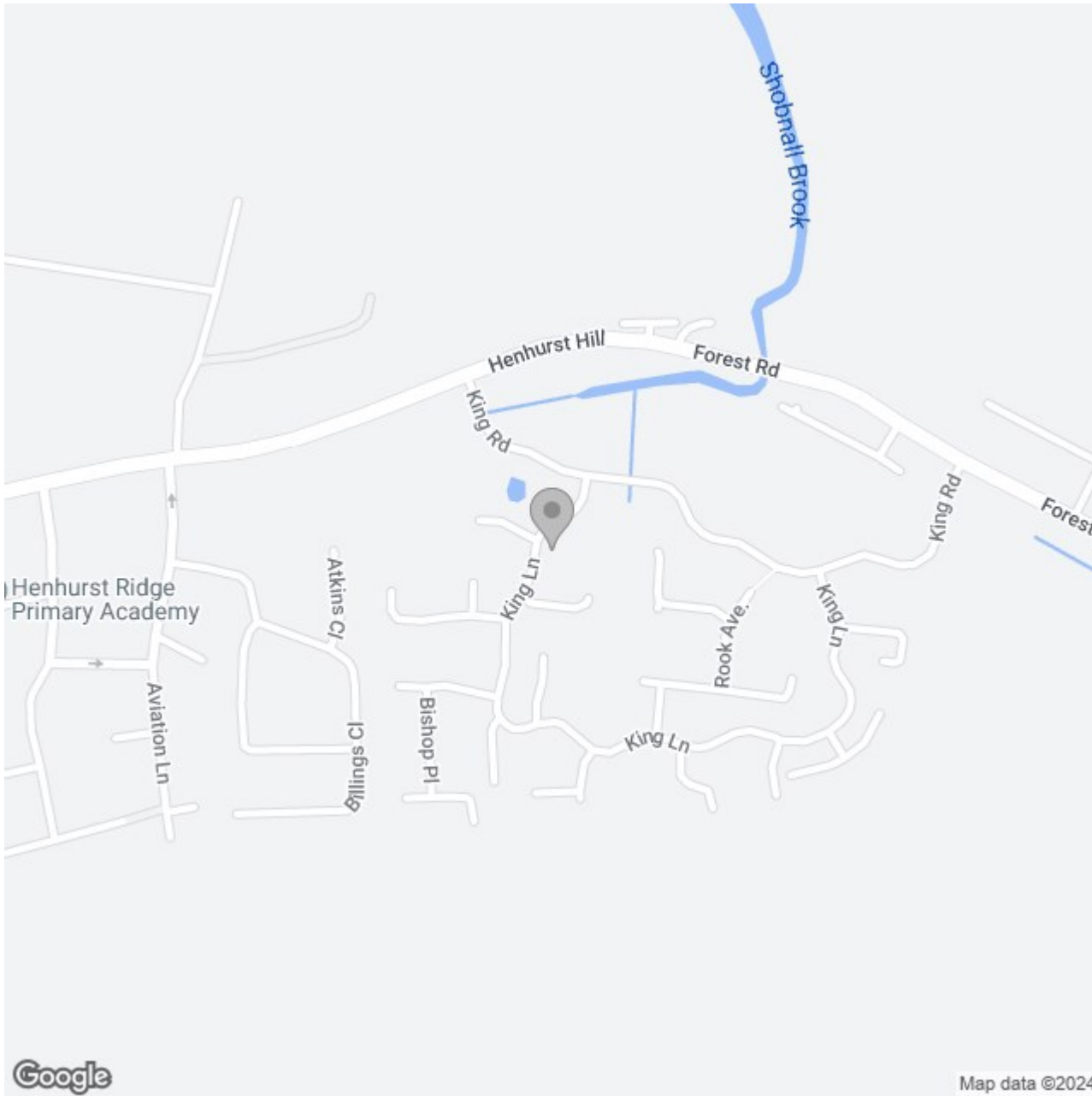
131.53 m²

1415.78 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.

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	