





A beautiful modern five bedroom detached home, situated within a popular location having the benefit of a generous sized plot positioned at the end of a cul-de-sac. The property benefits from a large open plan kitchen diner living room, spanning across the rear elevation, five well proportioned bedrooms, with two having en-suite shower rooms. Viewing is highly recommended strictly via appointment only.



Accommodation

Ground Floor

The property's ground floor boasts an impressive entrance hallway flooded with natural light, thanks to high ceilings that creates a galleried landing. The hallway leads to the living room, WC/cloaks, and the kitchen living diner. The living room features a floor-to-ceiling window at the front, a striking media wall with an inset electric fire, and a central heating radiator. The kitchen is a fantastic space for cooking, with integrated electric ovens, an induction hob with under-counter drawers, an integrated fridge freezer, a drinks cooler, and a dishwasher. It also features a window overlooking the landscaped garden, ample dining space, and an additional area for relaxation. A door leads to the utility room, which has a side door to the rear and front elevation, as well as French doors opening onto the patio.

First Floor

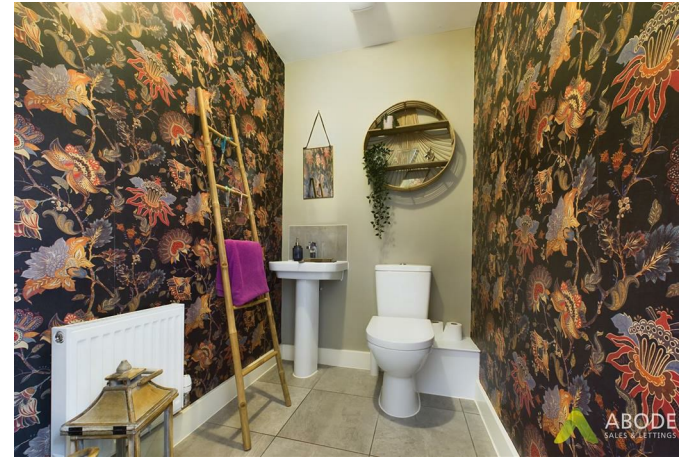
The first floor features a galleried landing with a view of the entrance hallway, providing access to five bedrooms and a family bathroom. The master bedroom includes an en-suite shower room, custom-fitted wardrobes, a dressing area, and access to the front balcony. The second bedroom also boasts an en-suite, custom-fitted wardrobes, and a double-glazed window to the front elevation. Three additional bedrooms complete the accommodations, each with double-glazed windows and central heating radiators. The family bathroom is equipped with a three-piece suite, comprising a low-level WC, a washbasin with a mixer tap, and a bath with a shower over it.

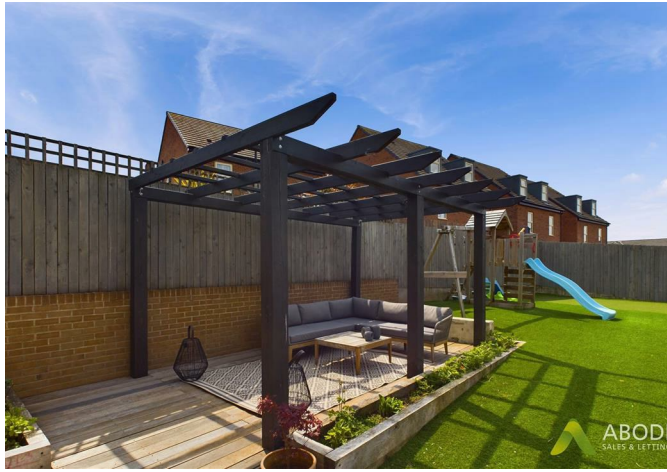


Outside

The outside of the property to the front elevation features a good sized driveway providing parking facility with a laid to lawn garden adjacent. The rear elevation has been beautifully landscaped, having a decked area, extensive patio, pergola and a generous astro turfed area, all of which is enclosed via timber fencing.









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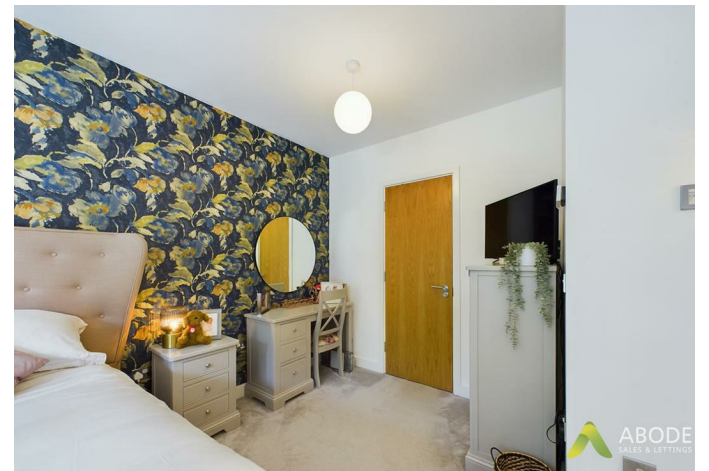
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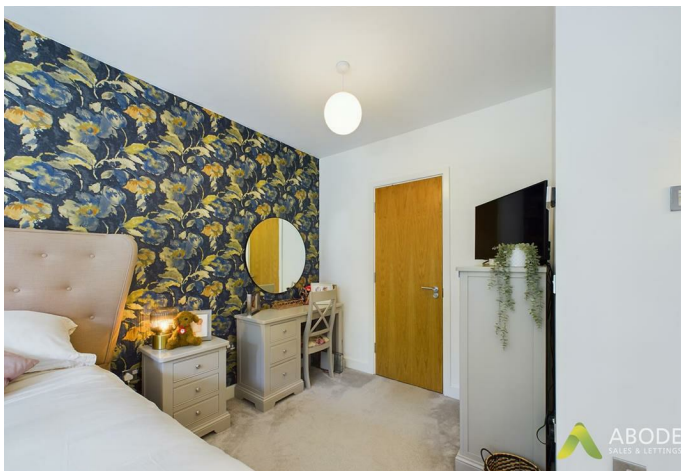
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Floor 0



Floor 1

Approximate total area⁽¹⁾

193.66 m²

2084.5 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.

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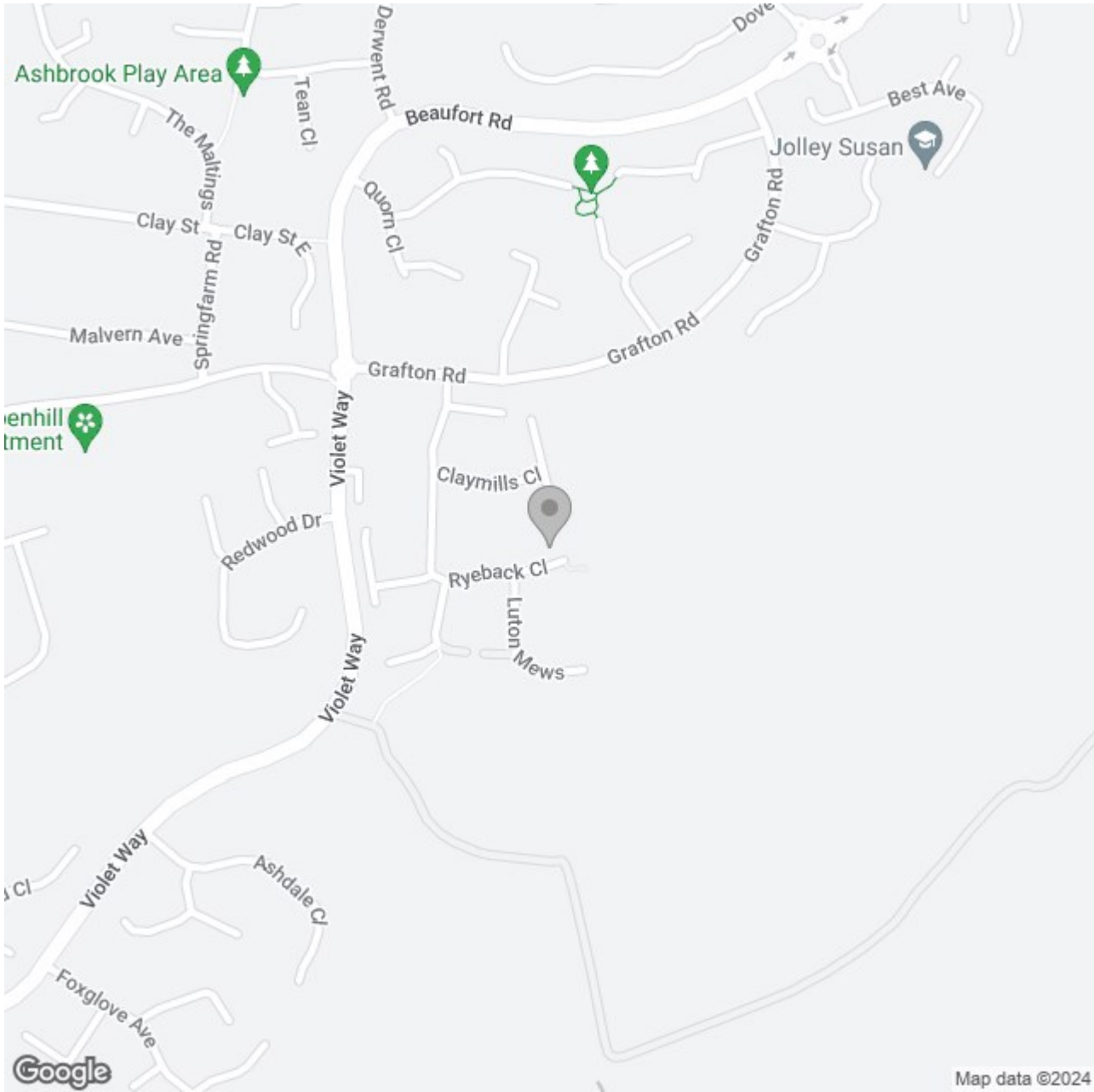
Floor 0

Approximate total area⁽¹⁾
104.2 m²
1121.6 ft²

(1) Excluding balconies and terraces.

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Energy Efficiency Rating

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