





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

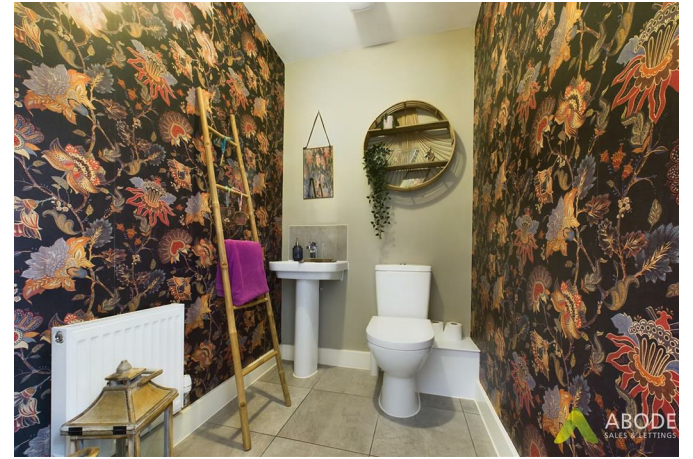
The first floor features a galleried landing with a view of the entrance hallway, providing access to five bedrooms and a family bathroom. The master bedroom includes an en-suite shower room, custom-fitted wardrobes, a dressing area, and access to the front balcony. The second bedroom also boasts an 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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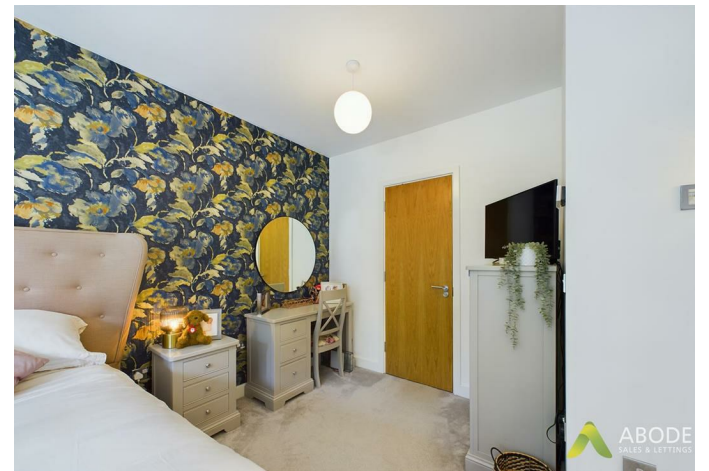
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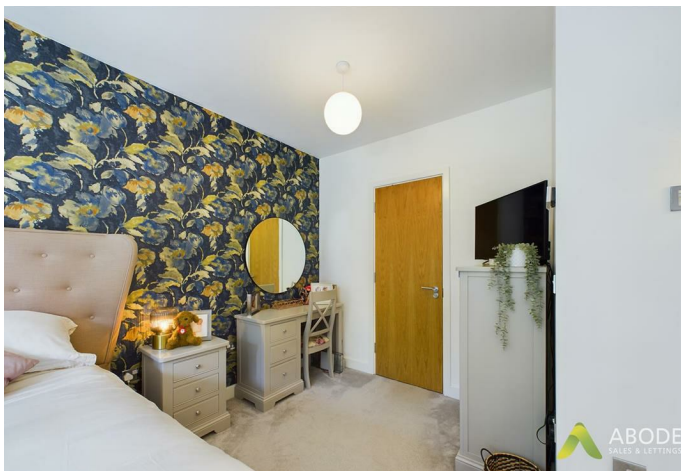
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Floor 0



Floor 1

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

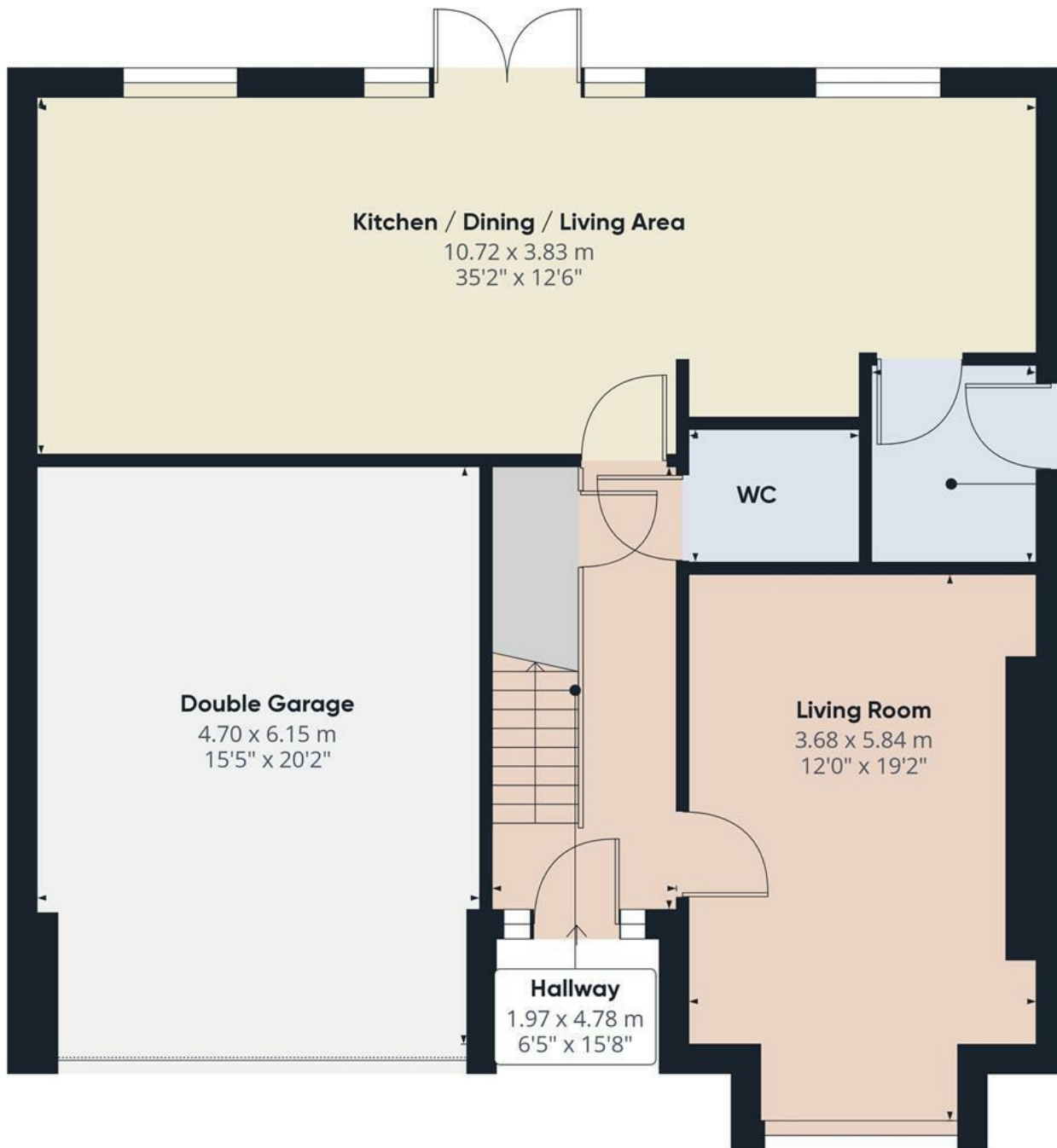
193.66 m<sup>2</sup>

2084.5 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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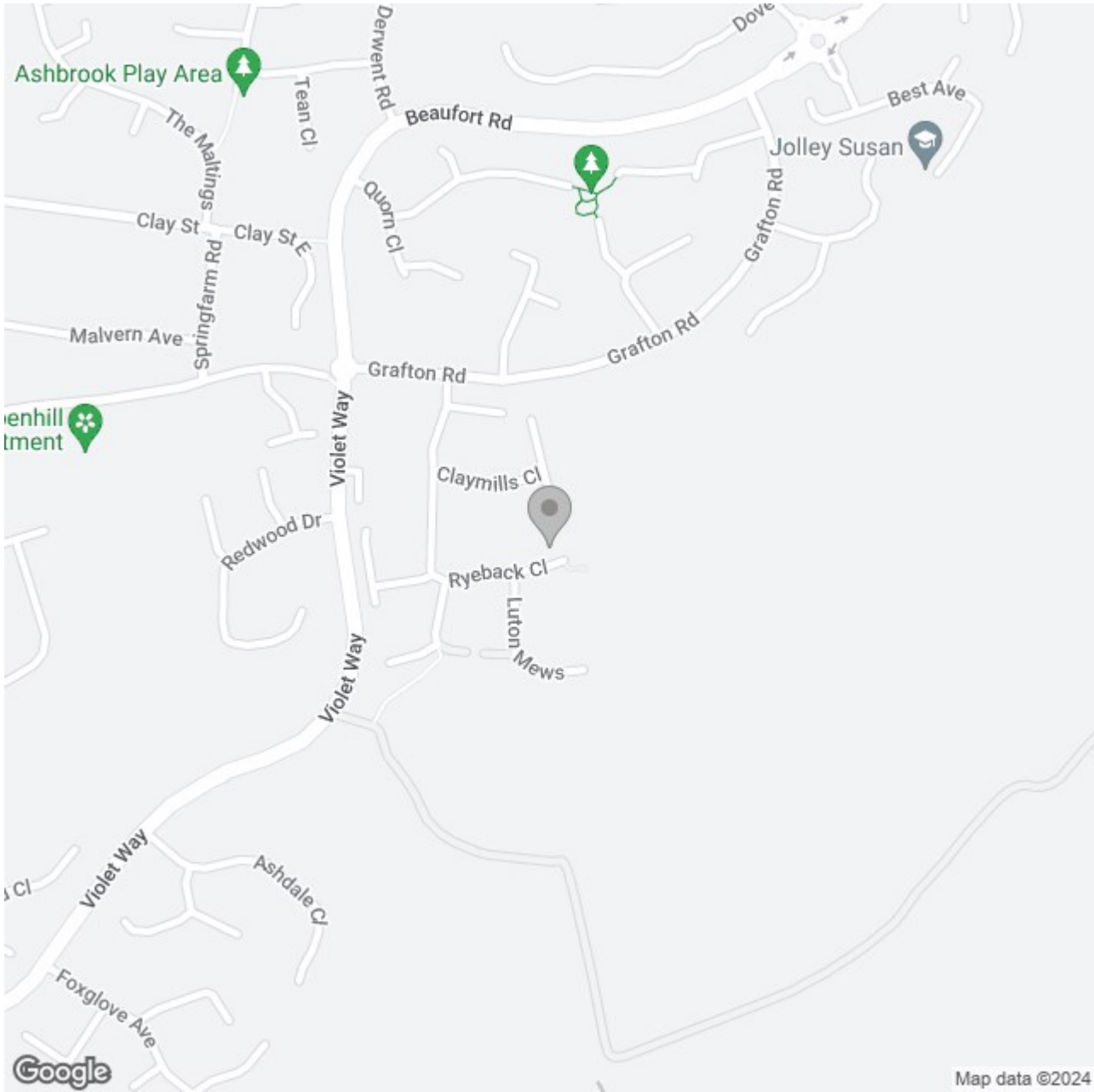
Floor 0

**Approximate total area<sup>(1)</sup>**  
104.2 m<sup>2</sup>  
1121.6 ft<sup>2</sup>

(1) Excluding balconies and terraces.

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### Energy Efficiency Rating

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