





This spacious three-bedroom detached property, previously a four-bedroom home, is situated in a popular residential area with convenient access to local amenities and transport links.

The property benefits from new windows and doors externally, two reception rooms, a stylish kitchen-diner with high-quality fixtures, and an integral garage. The master bedroom benefits from an ensuite, and the modern family bathroom features a four-piece suite. With double glazing, gas central heating, and a driveway providing parking, this home is ideal for families. Viewing is highly recommended and strictly by appointment only.



Accommodation

The accommodation opens with a welcoming hallway, featuring a central heating radiator and double-glazed windows that fill the space with natural light from the front and side elevations. From here, stairs lead to the first floor, while doors provide access to the integral garage, a handy WC with a utility area, the kitchen-diner, and the living room.

The kitchen-diner, positioned just off the hallway, boasts sleek, modern fittings with matching wall and base units, luxurious granite worktops, and a range of high-quality appliances, including double electric ovens, an integrated microwave, and an induction hob with an extractor above. The space is enhanced by recessed spotlighting, and large sliding doors lead to the garden room, creating a seamless flow between. The garden room is a bright, airy retreat, with panoramic double-glazed windows wrapping around, offering views to the rear and side, and French doors that open onto the patio, perfect for summer evenings.

Adjacent to the kitchen-diner, the WC cloaks cleverly incorporates a utility area with fitted units, space for white goods, and a practical sink, keeping everything conveniently tucked away. The living room, located at the back of the property, is a cosy yet stylish space featuring a recessed fire and a fitted media wall, along with double doors that open back into the kitchen-diner, making it ideal for both entertaining and relaxing. Windows overlook the rear garden, adding to the room's atmosphere.

Upstairs, the first-floor landing offers access to three generous double bedrooms, each thoughtfully designed for comfort. The master bedroom features built-in sliding wardrobes and an ensuite shower room, fitted with modern fixtures, a sleek vanity unit, and elegant tiling. Bedroom two, originally two separate rooms, now enjoys an expansive layout with two windows overlooking the rear garden, while the third bedroom provides built-in storage and a bright front-facing window. Completing the first floor is the stylish family bathroom, beautifully finished with a four-piece suite including a walk-in shower, a luxurious bath, and contemporary vanity unit, all framed by sophisticated tiling and recessed lighting.

Outside

The outside of the property to the front elevation features a driveway providing parking facility which leads to the front entrance door and garage. A pedestrian passage leads through a gate to the rear elevation, which offers an enclosed landscaped garden, having a patio area ideal for entertaining and a covered decked area ideal for seating.





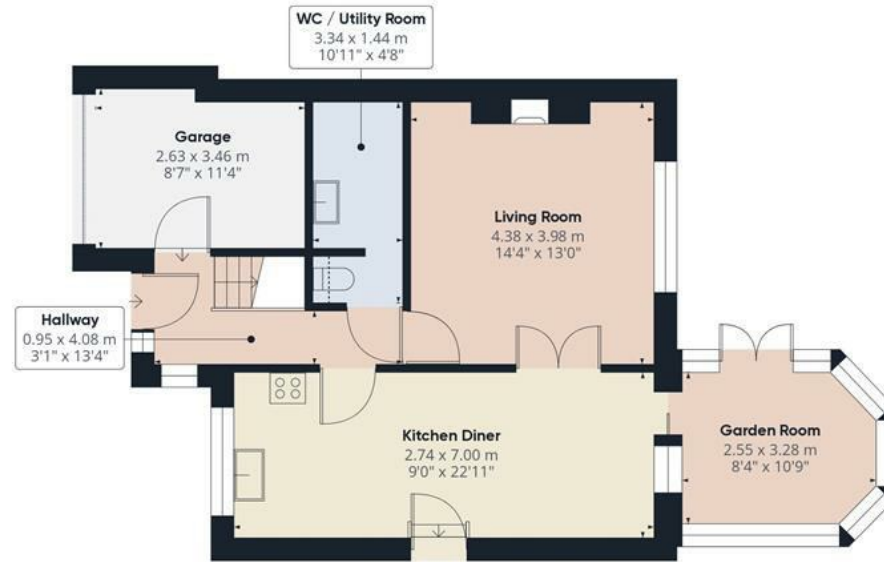












Floor 0



Floor 1

Approximate total area⁽¹⁾

111.73 m²
1202.65 ft²

Reduced headroom

0.2 m²
22.71 ft²

(1) Excluding balconies and terraces

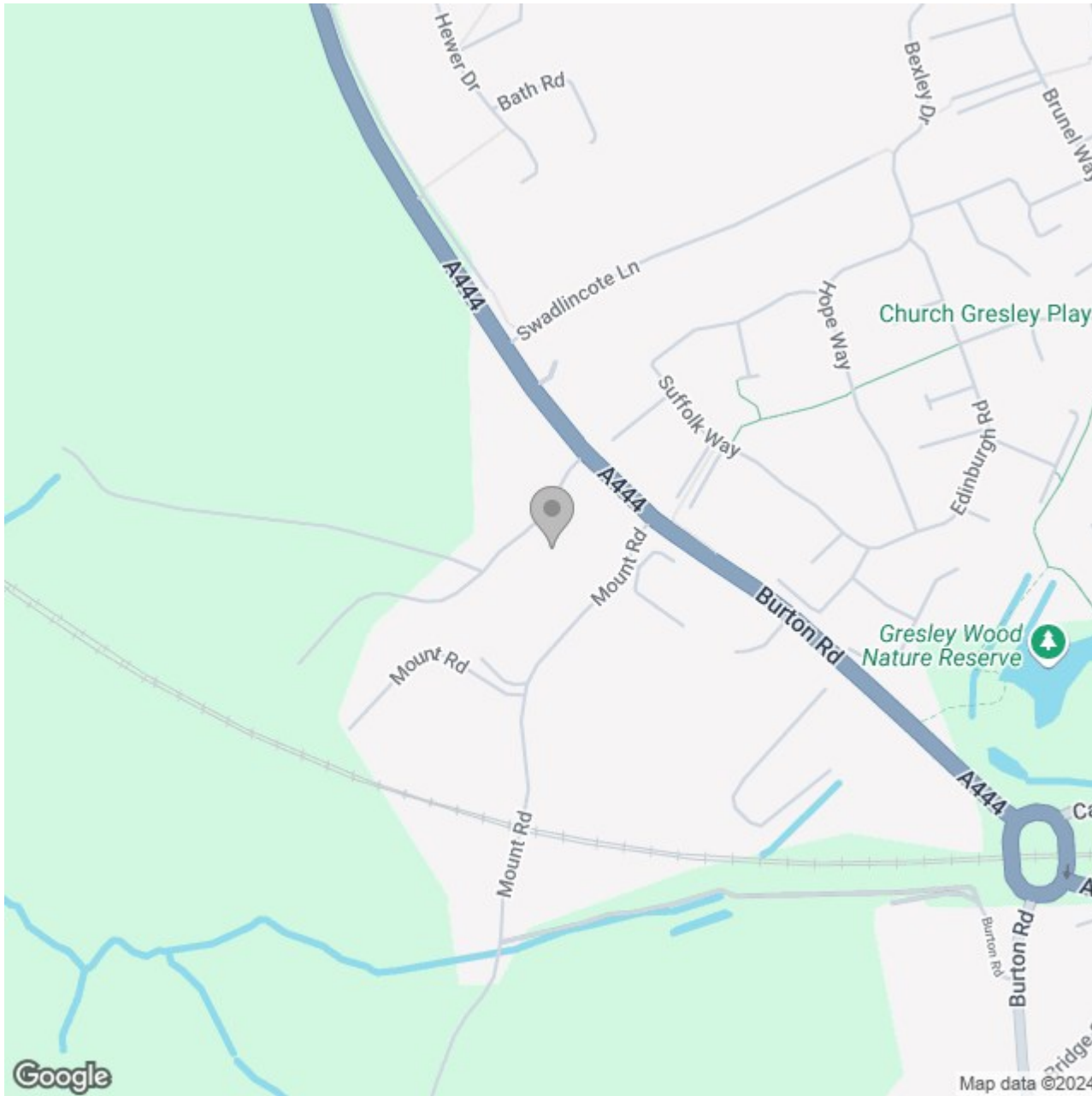
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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	