







Situated within a popular village location this detached property offers a blend of style and convenience with easy access to local amenities and transport links. Inside, the home features a beautifully designed kitchen-diner, perfect for both everyday meals and entertaining, along with a spacious and inviting living room. Upstairs, three well-proportioned bedrooms provide comfortable accommodation, with the master bedroom benefiting from a private en-suite. Outside, the property boasts an enclosed rear garden, ideal for relaxation and outdoor activities, as well as a driveway that provides convenient off-road parking.



## Ground Floor

The ground floor accommodation begins with a welcoming entrance hallway, accessed via a composite front door, featuring a central heating radiator and providing access to the living room, kitchen-diner, WC cloaks, and stairs rising to the first floor. The kitchen-diner is fitted with a stylish range of matching wall and base units complemented by a straight-edge preparation work surface. It includes a 5-ring gas hob with electric extractor above, a one and a half bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, double electric oven, and an integrated fridge-freezer. For added convenience, a built-in utility cupboard is also available. Natural light fills the room from both a double-glazed window to the front elevation and double-glazed French doors that open onto the garden. Adjacent, the living room offers a spacious and airy retreat, benefitting from dual aspect windows to the front and side, along with French doors that lead out to the garden, creating a perfect blend of indoor and outdoor living.

The WC cloaks features a low-level WC, wash-hand basin with mixer tap, tiled splash back, and a central heating radiator.









## First Floor

Ascending to the first floor, the landing, with a double-glazed window to the rear elevation, includes a built-in storage cupboard, a loft hatch, and a central heating radiator. The master bedroom offers a built-in wardrobe, a double-glazed window to the front elevation, and a central heating radiator, along with access to an en-suite shower room. The en-suite is complete with a double-shower cubicle and electric shower, a heated ladder towel rail, low-level WC, wash-hand basin with mixer tap, and partially tiled walls, with a double-glazed opaque window to the rear elevation.

timber fencing, the garden ensures a sense of privacy and a secure environment for relaxation and outdoor activities.



The second bedroom features a built-in wardrobe with sliding mirror doors, a double-glazed window to the rear, and a central heating radiator. The third bedroom, benefiting from dual aspect double-glazed windows to the front and side, also includes a central heating radiator. Completing the first floor is the family bathroom, offering a three-piece suite comprising a low-level WC, wash-hand basin with mixer tap, and bath with mixer tap and handset over. The room is finished with partially tiled walls, a heated ladder towel rail, and a double-glazed window to the rear elevation.

## Outside

The property's exterior is thoughtfully designed to offer both curb appeal and functionality. To the front, a charming fore garden with a well-kept lawn creates a welcoming approach, with a pathway leading to the main entrance. To the side, a driveway provides convenient parking for two vehicles, with an additional pathway leading to a pedestrian gate that opens into the rear garden. The rear garden is predominantly laid to lawn, providing an open, green space, while a patio area offers an inviting spot for seating and entertaining. Enclosed by





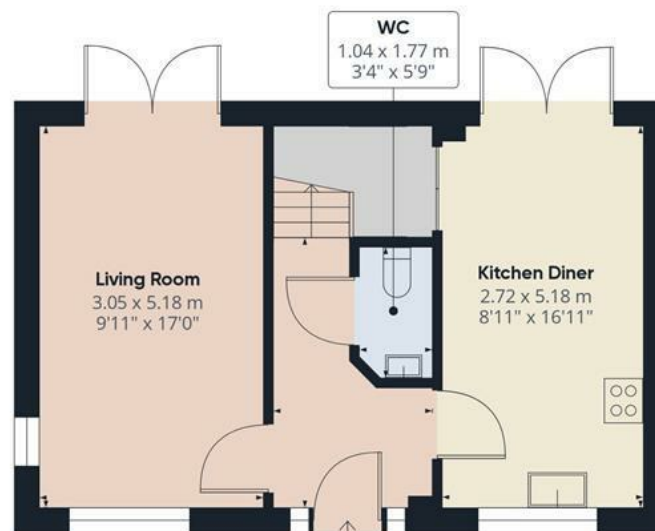










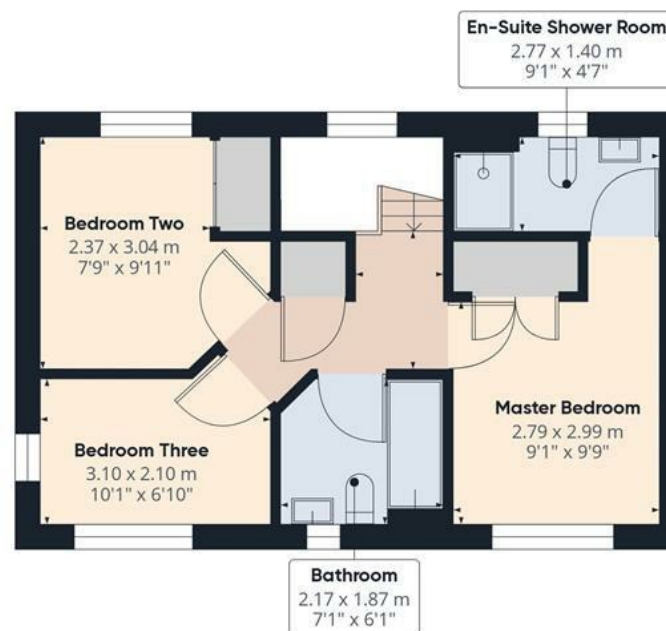


Floor 0

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

80.46 m<sup>2</sup>

866.07 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

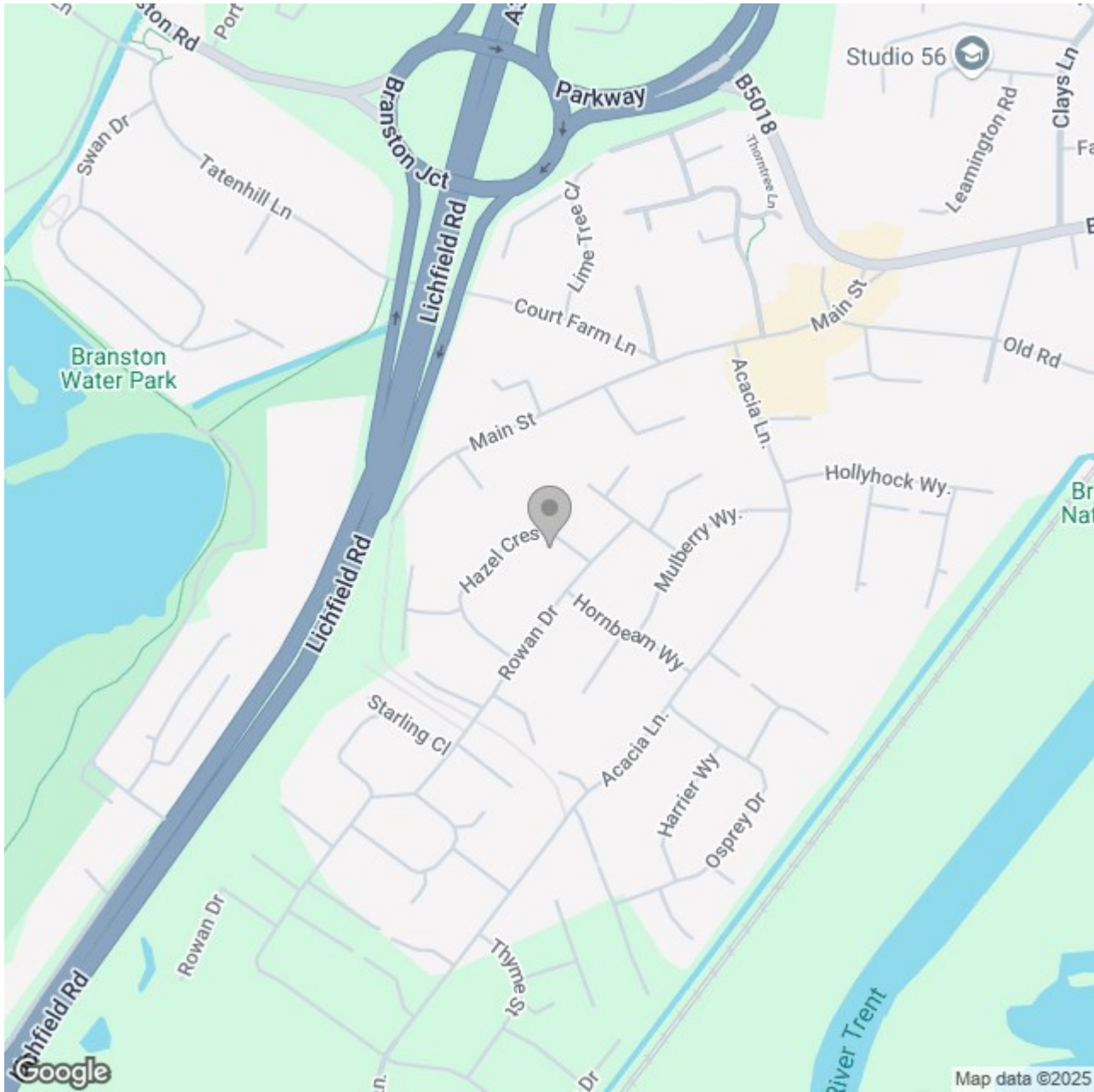
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360







### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>83</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	