







A beautifully presented, nearly new three-bedroom family home situated in a popular village location, overlooking the park and within a sought-after school catchment area. The property features a master bedroom with en-suite, driveway parking, and a garage. Viewing is highly recommended.



## Accommodation

### Ground Floor

The property is entered via an entrance hall featuring laminate flooring, radiator, stairs rising to the first floor, and access to the cloakroom, lounge, and kitchen-dining room. The spacious lounge benefits from multiple UPVC double-glazed windows providing plenty of natural light and dual radiators. The modern kitchen-dining room includes fitted base and eye-level units, integrated fridge/freezer, dishwasher, electric fan-assisted oven with extractor, stainless steel sink with mixer tap, radiator, double-glazed windows, and double doors opening onto the garden. The utility room, adjoining the kitchen, has matching base units, stainless steel sink, plumbing for washing machine, space for a tumble dryer, a radiator, external access to the driveway, and an under-stairs storage cupboard.

### First Floor

The landing provides loft access, a UPVC double-glazed window to the side aspect, and doors to all bedrooms and the family bathroom. The master bedroom overlooks the rear and includes a fitted double wardrobe and an en-suite shower room. There are two additional well-proportioned bedrooms, both with radiators and double-glazed windows. The family bathroom comprises a bath with overhead shower and glass screen, pedestal wash hand basin, low-level WC, tiled surround, a frosted double-glazed window, and a heated towel radiator.

### Outside

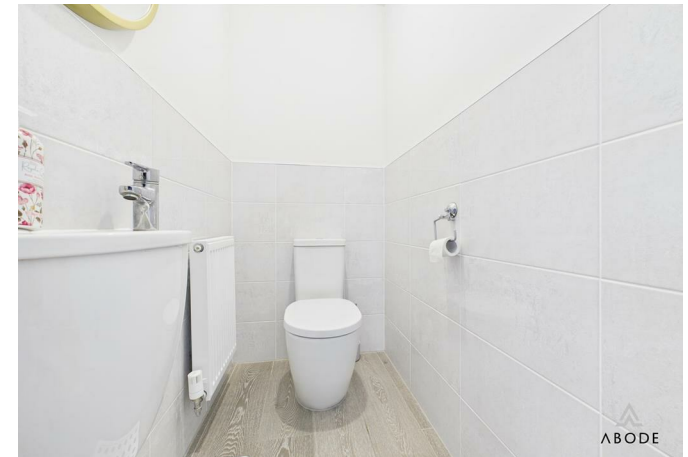
To the front, the property offers a lawned garden



and a paved pathway leading to the entrance. A generous driveway provides ample off-street parking, leading to the garage. Gated side access opens to the secure rear garden, primarily laid to lawn with a paved seating area, enclosed by an attractive garden wall.









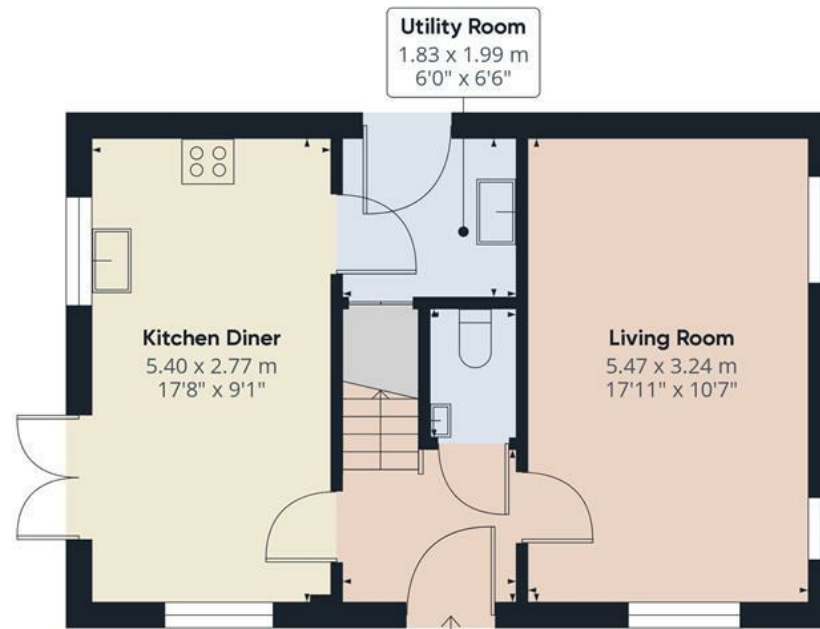




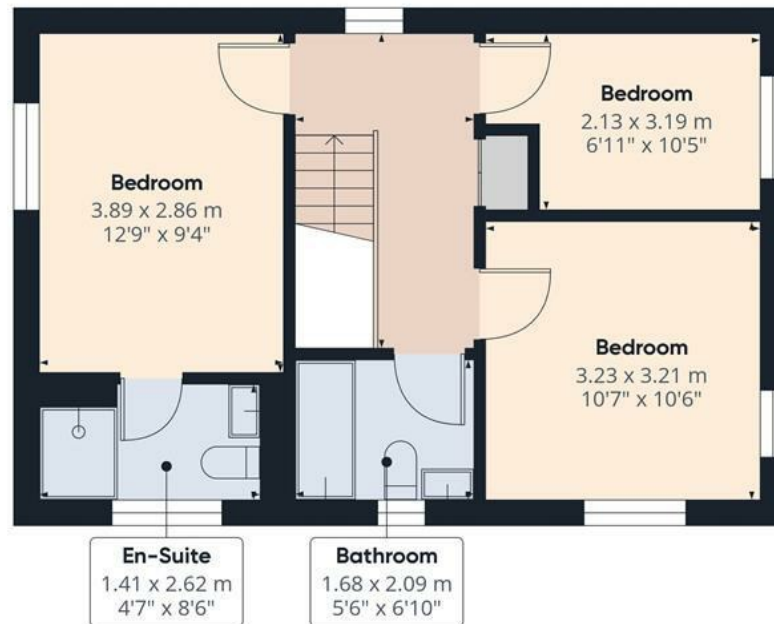








Floor 0



Floor 1

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

85.28 m<sup>2</sup>

917.95 ft<sup>2</sup>

(1) Excluding balconies and terraces

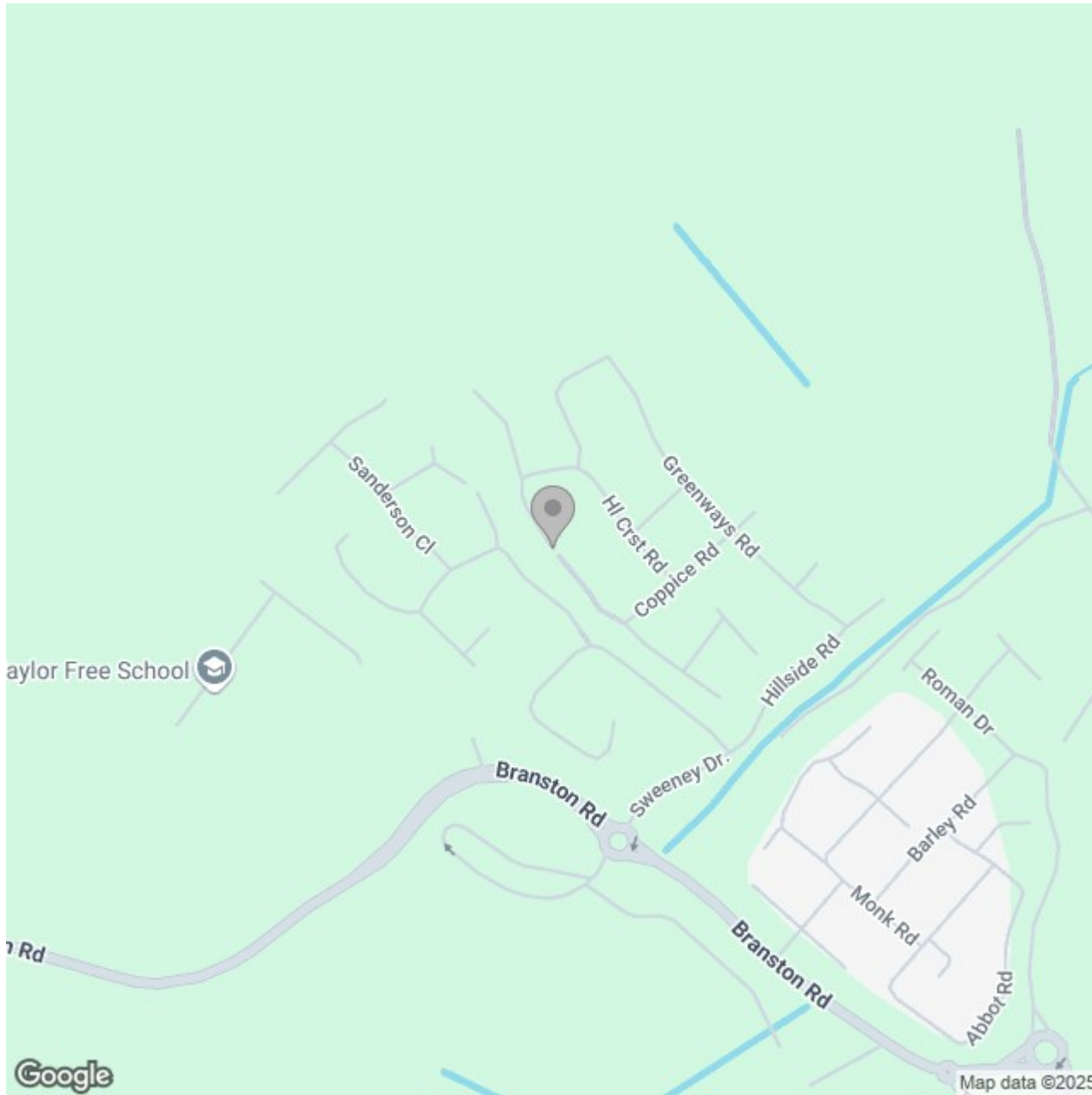
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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>84</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 