







Spacious Four-Bedroom Detached Home with Landscaped Gardens in one of the most sought after roads in the local area.

Occupying a generous plot in a peaceful residential setting, this well-presented four-bedroom detached home offers flexible family accommodation with delightful landscaped gardens to the rear and front, a large driveway, and an integral garage. The property benefits from spacious reception rooms, a modern kitchen with garden access, and excellent natural light throughout.

This home is ideal for families seeking space both inside and out, in a setting that combines modern comfort with established, natural surroundings.

Early viewing is strongly recommended to appreciate the space, layout, and garden in full.



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## Ground Floor Accommodation

The property is entered via a welcoming hallway with a staircase rising to the first floor and doors leading to the main living areas. A modern WC cloakroom is conveniently located just off the hallway.

To the rear of the home is a generous living room with dual aspect windows and a feature fireplace with a modern wood-burning stove, offering a warm focal point. This room flows seamlessly into the dining area, which continues into a spacious and bright sun room. With panoramic views and French door opening out to the rear patio, the sunroom provides a superb additional reception space that connects the indoors with the garden.

The modern fitted kitchen features a wide range of shaker-style wall and base units, a central island with further storage, and appliances including a dishwasher, range-style cooker and American fridge-freezer are included within the sale. A side seating/dining area is incorporated into the kitchen layout, with a set of bi-folding doors leading directly out to the rear garden patio—ideal for entertaining and alfresco dining.











## First Floor

The staircase leads to a spacious landing, flooded with natural light via a large window to the front elevation. There are four well-proportioned bedrooms—three generous doubles and a further single room currently used as a twin. Each bedroom enjoys lovely garden views, and benefiting from fitted wardrobes and storage.

Two bathrooms serve the upper floor: the main family bathroom comprises a panelled bath, a separate curved-glass shower enclosure, low-level WC, and a vanity unit with sink, finished with tiled walls and timber-effect flooring. A master en-suite shower room includes a corner shower, pedestal wash basin, and separate WC, ideal for busy households or guests.

## Outside

The rear garden is a particular feature of this home within approximately 1/2 acre, beautifully landscaped with gravel pathways, circular seating zones, raised beds, and a wide variety of mature shrubs, flowering borders, and specimen trees. There is a greenhouse, benches, and informal pathways winding through an established planting scheme—perfect for garden enthusiasts or those seeking a peaceful outdoor retreat. The lawned area near the house is ideal for family recreation or summer entertaining.

To the front, a wide tarmac driveway provides ample off-street parking and leads to the integral garage. The front garden is attractively planted with mature shrubs and trees, contributing to the home's kerb appeal and privacy.

## Solar Panels

The solar panels are included in the property sale and will result in annual tax-free payments from the government (until 2035) to the home owner (last year's payment was over £2500).



















Floor 0

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

176.31 m<sup>2</sup>

1897.8 ft<sup>2</sup>



Floor 1

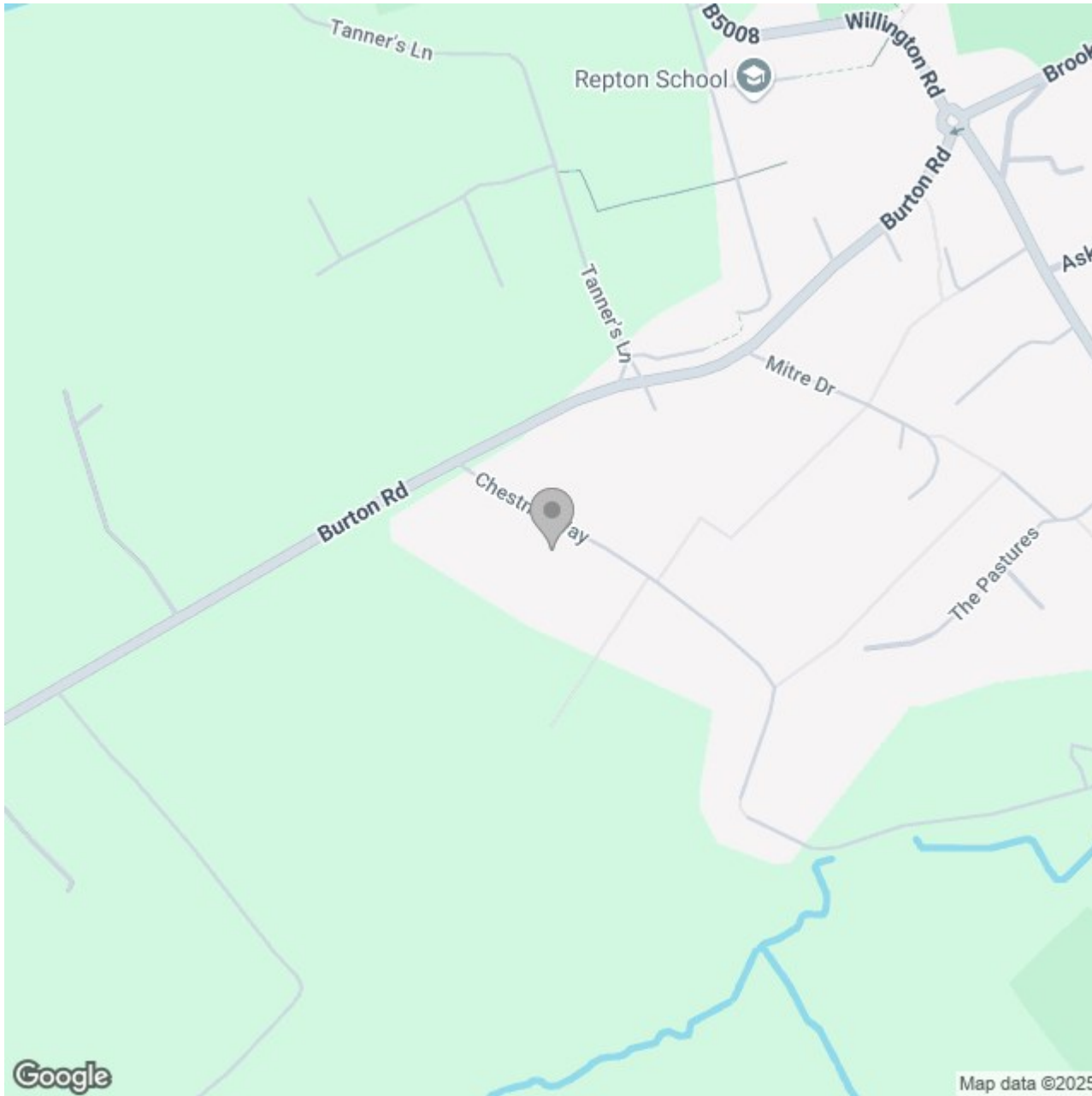
(1) Excluding balconies and terraces

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.

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## Energy Efficiency Rating

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