







A well-presented three-bedroom detached family home situated in a sought-after residential development. This spacious property offers a kitchen diner with patio doors to the rear garden, a generously sized lounge, a cloakroom, and three well-proportioned bedrooms, including a master with en-suite shower room. Outside, the home benefits from a driveway providing off-street parking, an integral garage, and established front and rear gardens. Ideal for families or professionals alike, viewings are highly recommended.





## Accommodation

### Ground Floor

The property is entered via a double-glazed front door into a welcoming entrance hallway with laminate flooring, a radiator, and staircase rising to the first floor. A door leads to the guest cloakroom, fitted with a low-level WC, wash hand basin, and front-facing obscure glazed window. To the front of the property, the spacious lounge offers a bright and comfortable living area, with a large double-glazed window, coving to the ceiling, and access through to the rear kitchen diner. The kitchen is fitted with a range of matching base and eye-level units, worktop surfaces with tiled splash backs, a one-and-a-half bowl sink with mixer tap, integrated oven and gas hob with extractor above, and space for further appliances. There is also a useful pantry for storage. Double glazed patio doors open directly to the rear garden, creating a sociable indoor-outdoor flow ideal for entertaining or family life.

### First Floor

The first-floor landing gives access to three bedrooms, the family bathroom, a storage cupboard housing the combination boiler, and a loft hatch. The master bedroom sits to the front of the property and includes a built-in wardrobe and access to a modern en-suite shower room, which comprises a tiled shower cubicle with folding glass screen, wash hand basin, low-level WC, and side-facing obscure window. The second bedroom is a comfortable double room overlooking the rear garden, while the third bedroom, also front-facing, would make an ideal nursery or home office. The family bathroom is fitted with a white three-piece



suite including a panelled bath, pedestal wash hand basin, low-level WC, tiling to walls, and an obscure double-glazed window to the rear.

### Outside

To the front of the property is a lawned garden with established planting and a driveway providing off-street parking, leading to an integral garage. The rear garden features a sun patio seating area, lawned section, and an outside tap. The garden offers a pleasant space for outdoor dining and relaxation.













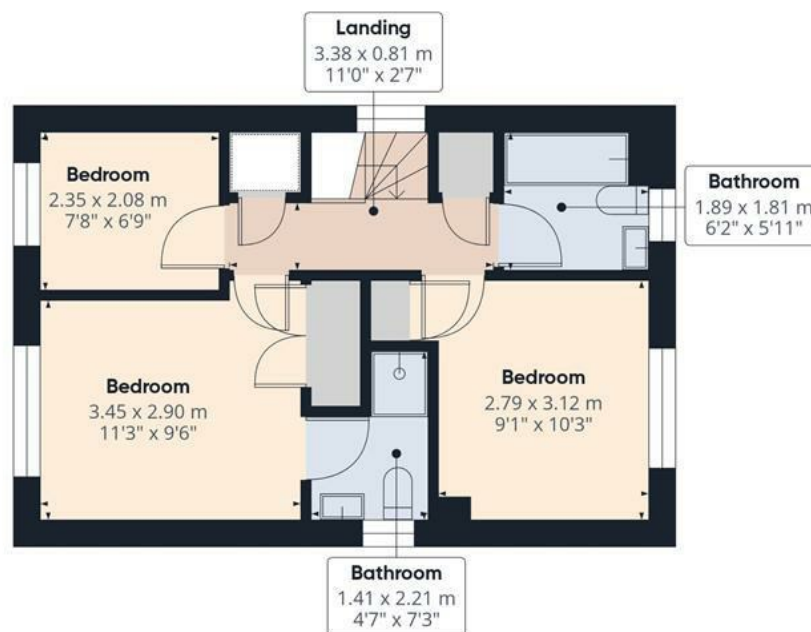








Floor 0



Floor 1

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

73.7 m<sup>2</sup>

795 ft<sup>2</sup>

(1) Excluding balconies and terraces.

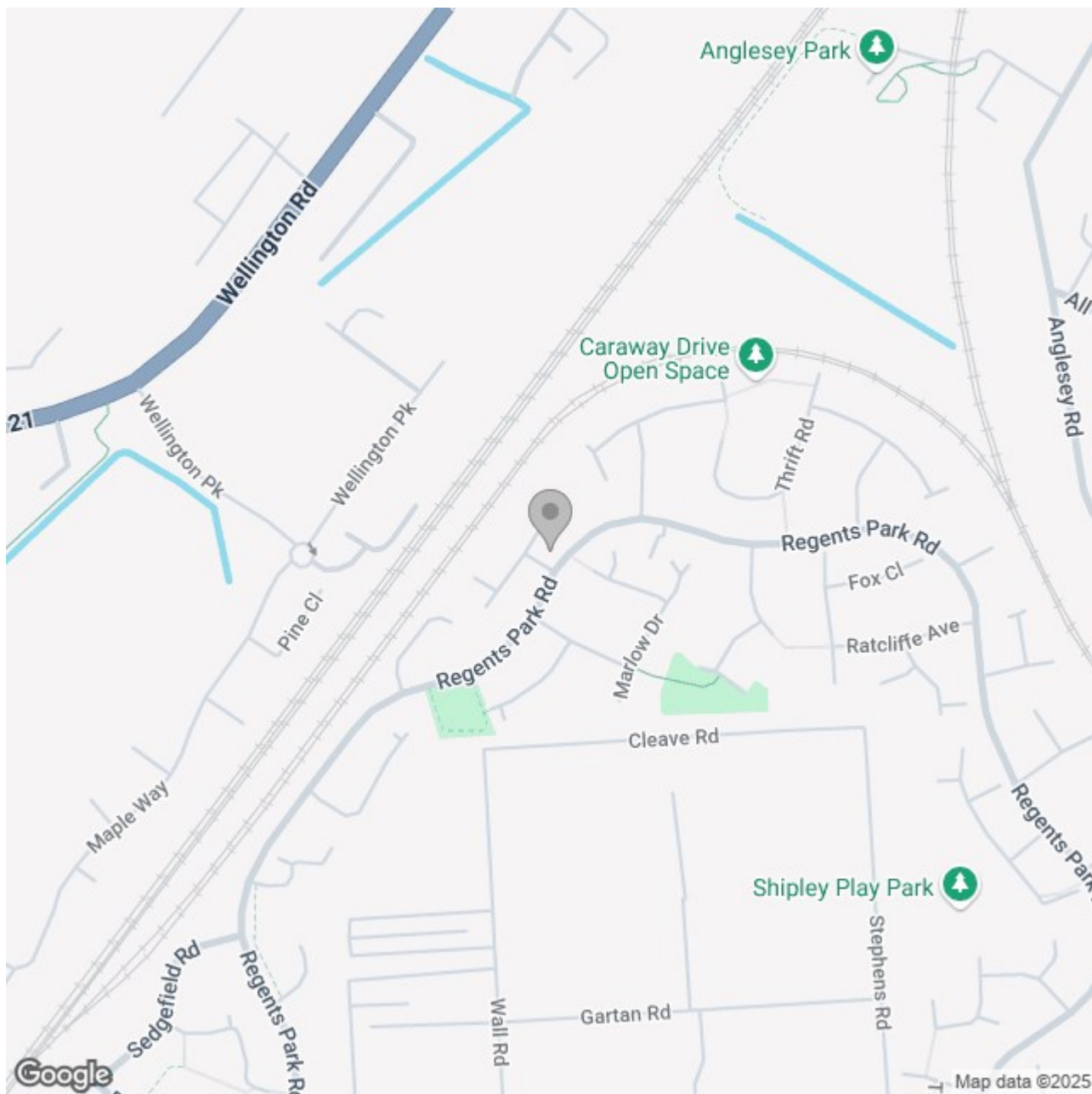
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.


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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  |           |