





A beautifully presented four-bedroom detached family home offering spacious and stylish accommodation throughout, benefiting from a remaining NHBC builders warranty. Featuring a stunning open-plan kitchen diner, generous lounge with feature panelling, four well-proportioned bedrooms including a master with en-suite, and a landscaped rear garden backing onto open greenery. The property also benefits from a utility room, ground floor WC, integrated garage, and off-street parking, making it an ideal home for modern family living.



## Accommodation

### Ground Floor

The property is accessed via a composite front entrance door into a bright and welcoming hallway with decorative panelling and oak-effect flooring, which continues through to the kitchen diner. To the front elevation, the lounge offers a well-appointed space with, feature wall panelling, and a log-effect stove in the corner, all set beneath a central chandelier.

To the rear of the home lies a striking open-plan kitchen diner fitted with a range of sleek navy-blue wall and base units with chrome handles and light quartz-effect worktops. The kitchen includes an integrated oven, gas hob with glass splash back and extractor, and ample space for appliances. The dining area comfortably accommodates a six-seater dining table and enjoys views over the rear garden through French doors. A utility room with side access offers space and plumbing for laundry appliances, while a stylish ground floor WC features a contemporary suite and wood-effect flooring.

### First Floor

The first floor landing provides access to four well-proportioned bedrooms, a family bathroom, and a built-in airing cupboard. The master bedroom overlooks the front of the property and is fitted with mirrored wardrobes and panelling, alongside a private en-suite with a tiled shower cubicle, pedestal basin, and WC.

Bedrooms two and three are both generous doubles, with bedroom three enjoying a rear-facing aspect over the garden and elevated greenery. Bedroom four, currently used as a home office, is also rear-facing and offers versatility for a nursery, study, or further bedroom. The family bathroom features a modern four-piece suite including a separate shower cubicle, panelled bath with tiled surround, pedestal wash basin, and low-level WC, all complemented by wood-effect flooring and neutral decor.

### Outside

To the front of the property, a block-paved driveway provides off-street parking and leads to an integral garage with an up-and-over door. A neat lawn and shrub planting flank the approach. The rear garden is mainly laid to lawn, enclosed by timber fencing, and backs onto a sloped green embankment, offering an excellent degree of privacy. A paved patio area adjacent to the property provides an ideal spot for outdoor dining and relaxation.

## Measurements

### Ground Floor

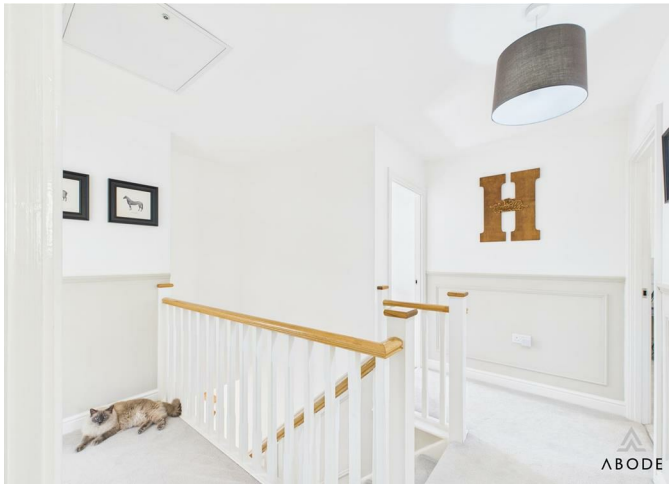


Kitchen/Dining Area?5.38m (max) x 4.17m (max) 17'8" (max) x 13'8" (max)  
Lounge?3.28m x 4.70m 10'9" x 15'5"

### First Floor

Master Bedroom?3.28m (max) x 4.79 (max) 10'9" (max) x 15'9" (max)  
Bedroom 2?3.21m (max) x 4.48 (max) 10'6" (max) x 14'8" (max)  
Bedroom 3?2.92m (max) x 4.11m (max) 9'7" (max) x 13'6" (max)  
Bedroom 4?3.21m (max) x 3.43m (max) 10'6" (max) x 11'3" (max)



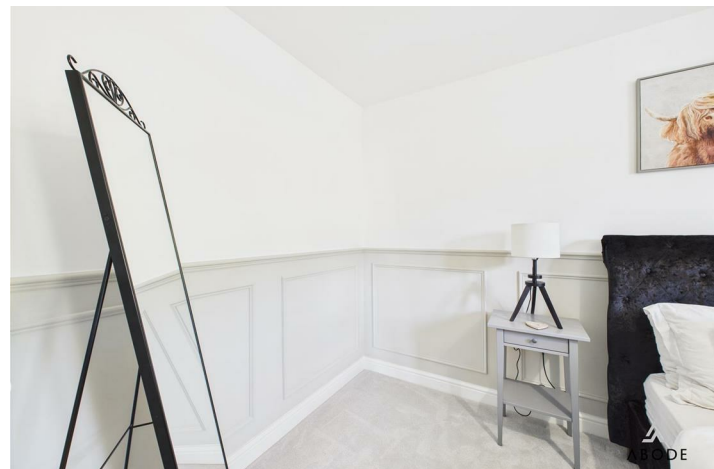
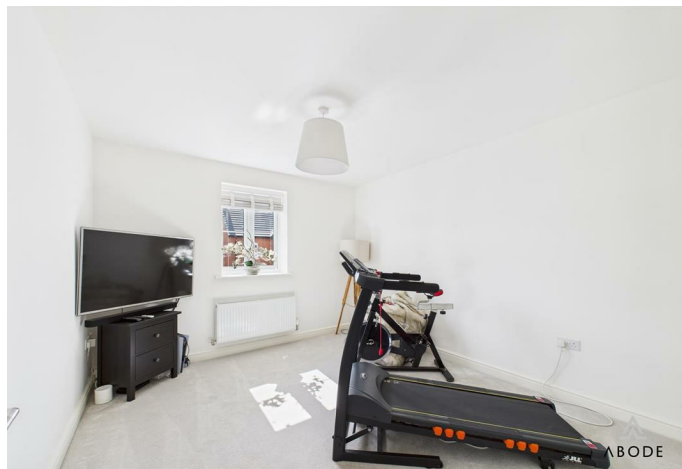
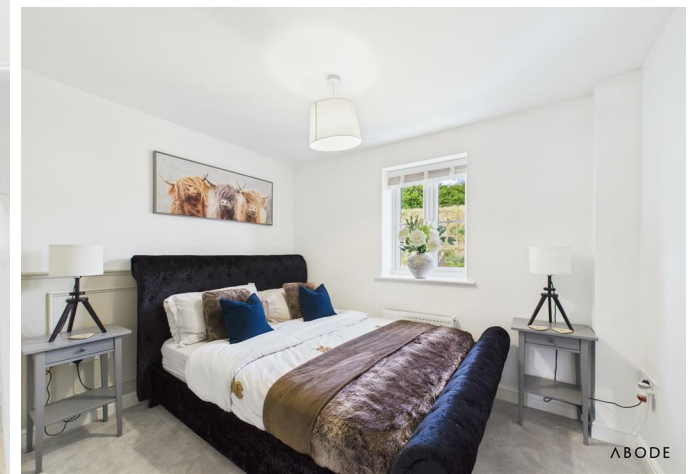


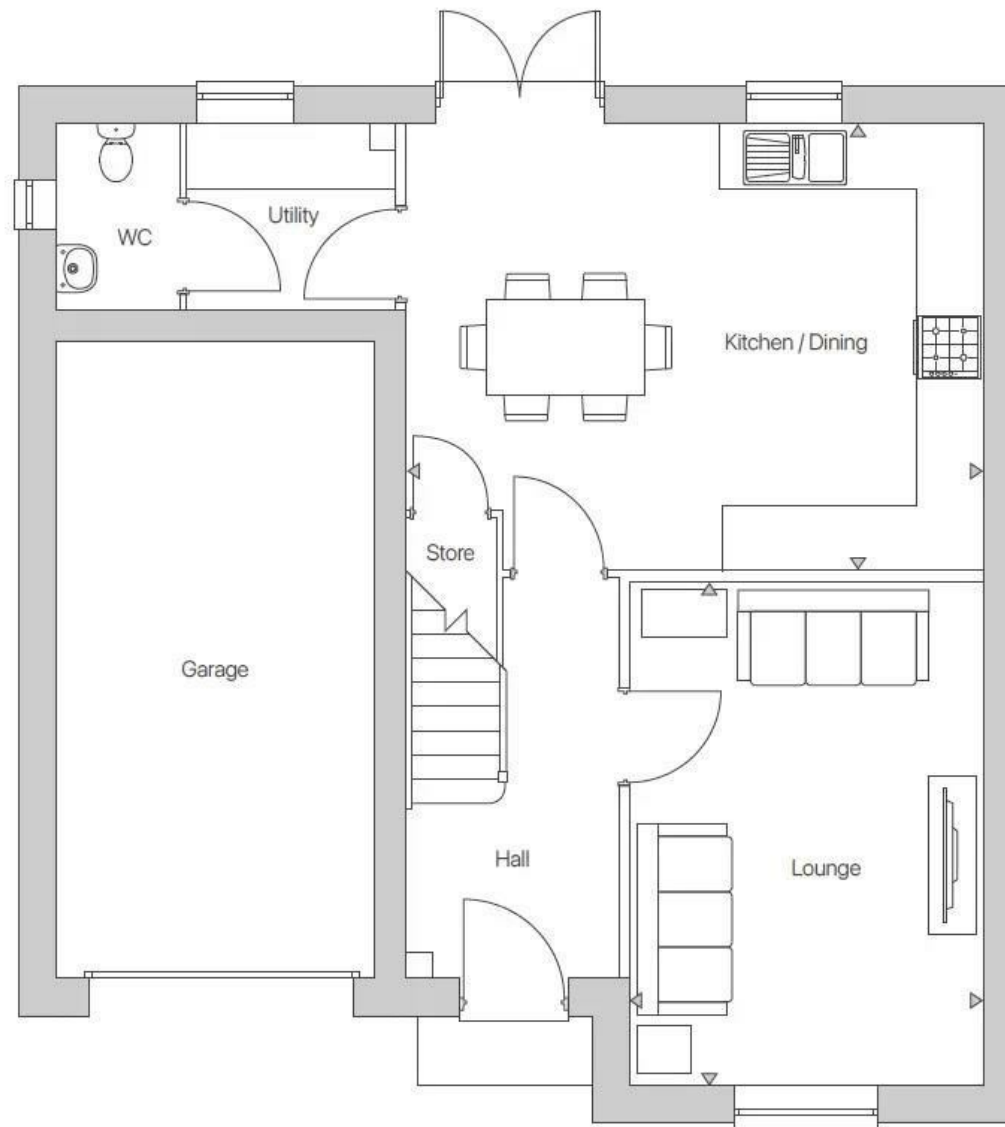




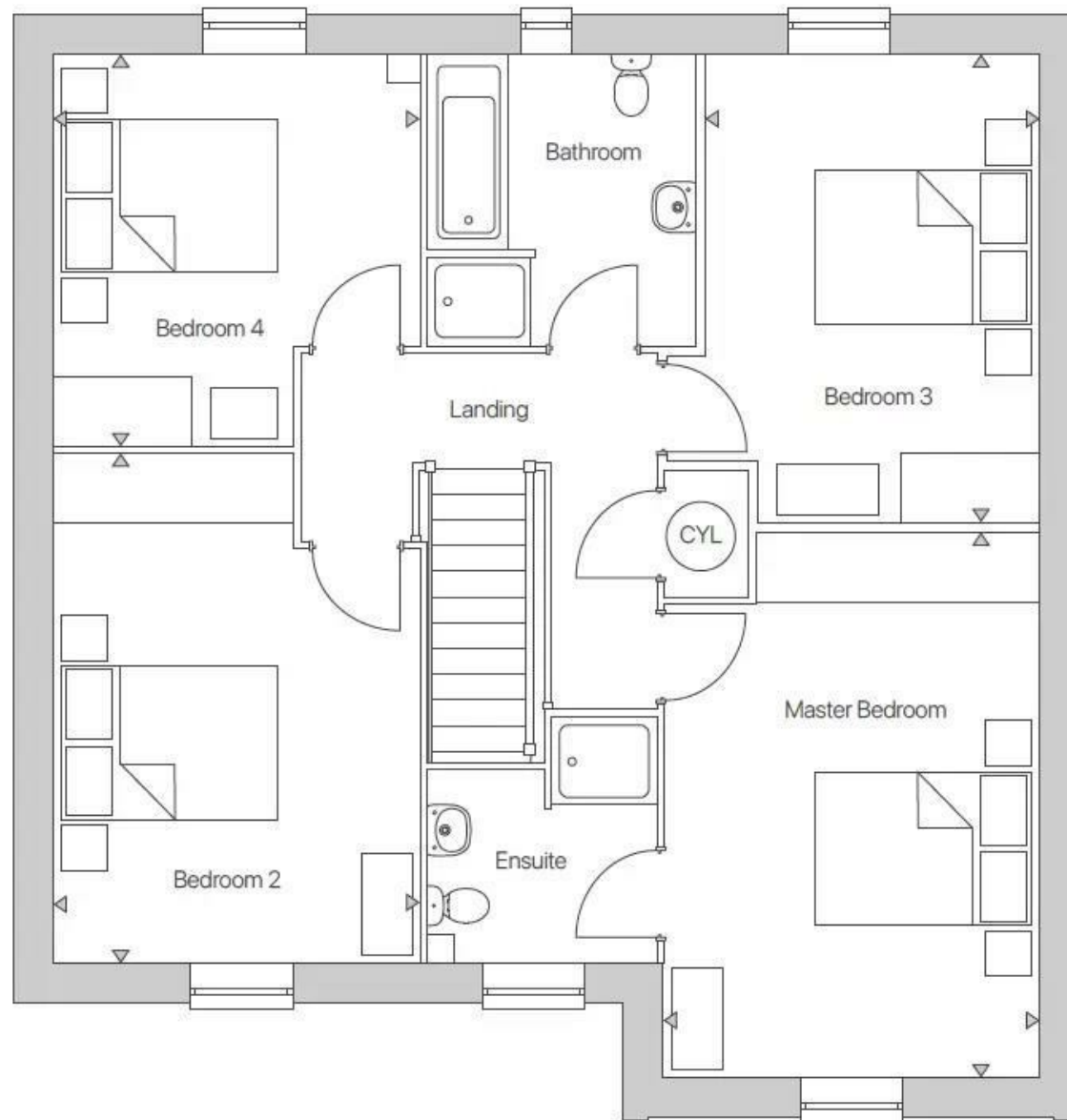




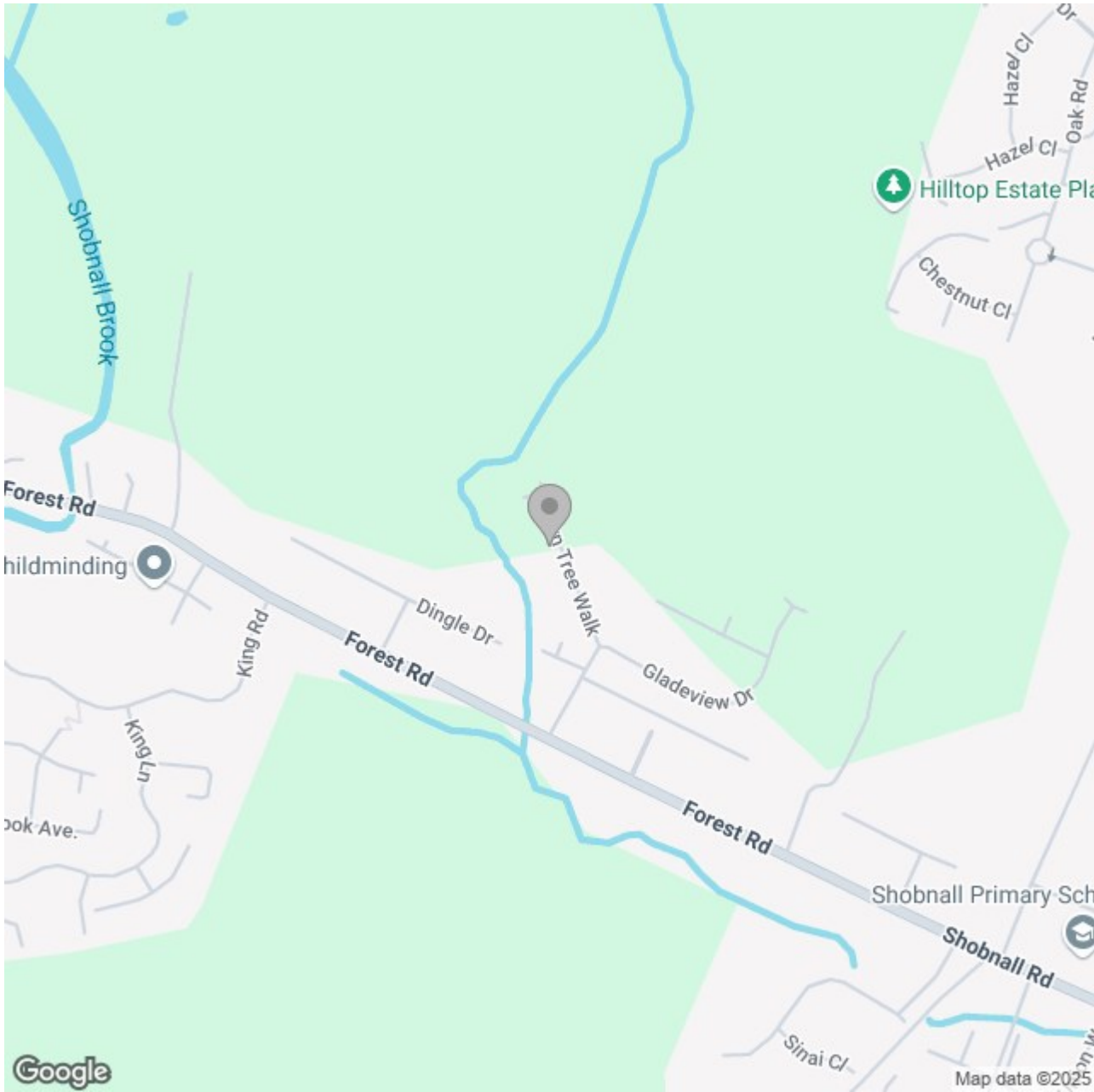




Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</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		

**England & Wales**

EU Directive  
2002/91/EC