





A stunning four-bedroom detached family home located in the sought-after Lawnswood development. This property offers easy access to various local amenities and transportation options. With a remaining NHBC warranty, an impressive kitchen diner, a driveway for convenient parking leading to a garage, and four well-proportioned bedrooms (including a master with an en-suite shower room), this home combines both comfort and style.



Entrance hall

With central heating radiator, under stairs storage cupboard, stairs rising to the first floor and doors leading off to:

Kitchen Diner

With a selection of matching wall and base units, straight edge work top, one and a half bowl stainless steel sink with mixer tap and drainer, electric oven and electric grill, induction hob, integrated dishwasher, two central heating radiators, breakfast bar with over hang for seating, double glazed upvc window to the rear elevation, double glazed upvc French doors to the rear elevation, recessed spotlighting, integrated fridge freezer, tiled splash backs and a door leading through to the utility room.

WC/cloaks

With low level wc, wash hand basin with mixer tap, central heating radiator and a double glazed upvc window to the front elevation with opaque glass.

Living room

With two central heating radiators and a double glazed upvc window to the front elevation.

First floor landing

With a double glazed window to the front elevation, central heating radiator, double storage cupboard, loft hatch with pull down ladder and doors leading off to:

Master bedroom

With central heating radiator, two double glazed



upvc windows to the front and side elevation and a built in sliding mirror wardrobe.

En-suite shower room

With a three piece suite comprising: low level wc, wash hand basin with mixer tap, double shower cubicle with glass sliding door and gravity shower over, heated ladder towel rail, recessed spotlighting, double glazed upvc window to the side elevation with opaque glass and tiles to floor and walls.







Bedroom two

With central heating radiator, double glazed upvc window to the rear elevation and a built in sliding mirror wardrobe.

Bedroom Three

With central heating radiator, double glazed upvc window to the rear elevation and a built in sliding mirror wardrobe.

Bedroom Four

With central heating radiator and a double glazed upvc window to the front elevation.



Family bathroom

With a four piece suite comprising: low level wc, bath with mixer tap over, and wash hand basin with mixer tap, double shower cubicle with glass sliding door and shower over, double glazed upvc window to the rear elevation with opaque glass, central heating radiator and tiles to floor and walls.

Outside

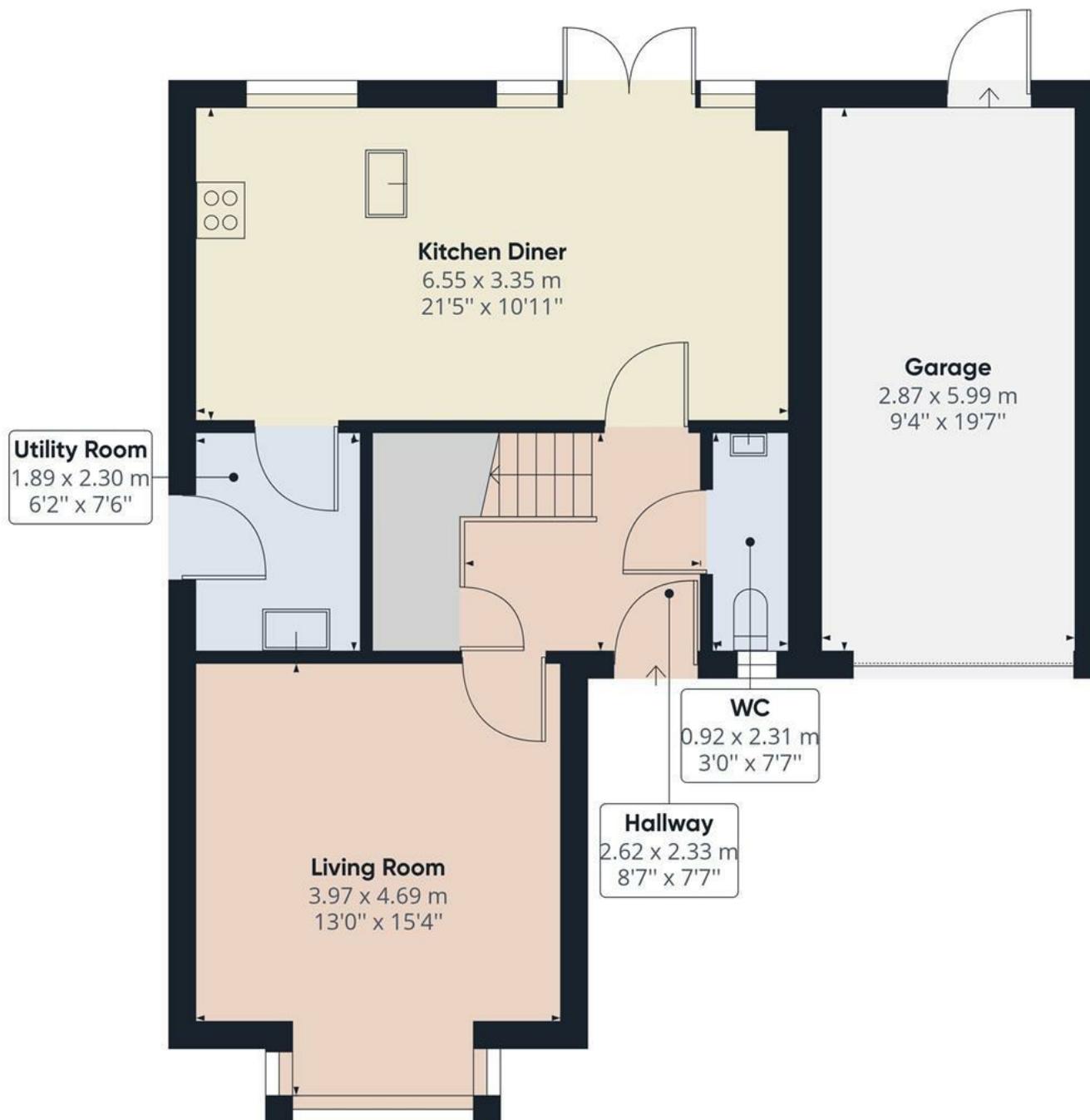
The outside of the property to the front elevation offers a driveway providing parking facility leading to the garage, a pedestrian gate leads to the rear garden. The rear elevation offers a mainly laid to lawn garden with a generously sized patio area ideal for seating, all of which is enclosed via timber fencing.











Floor 0

Approximate total area⁽¹⁾

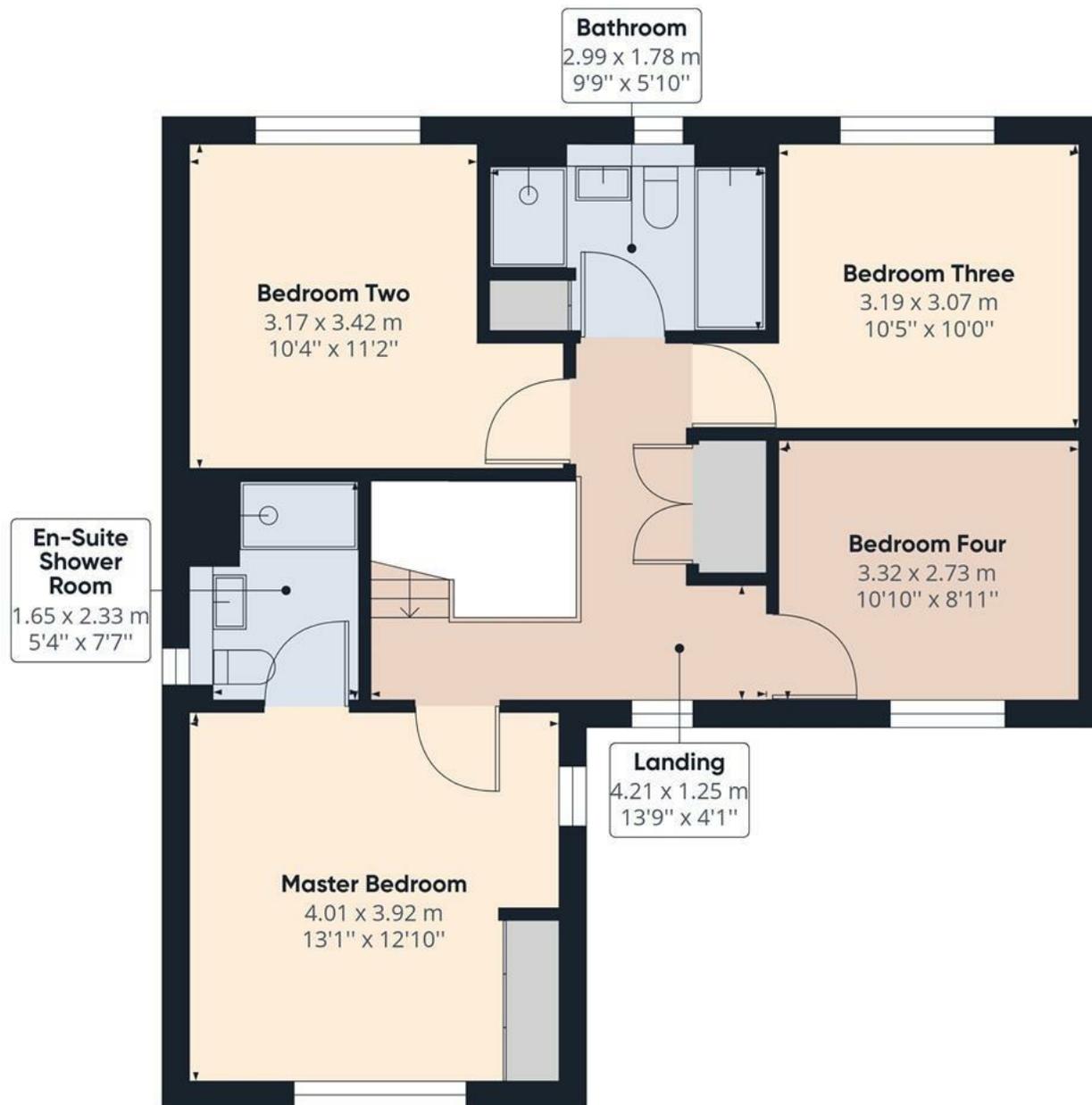
74.02 m²

796.80 ft²

(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.

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Approximate total area⁽¹⁾

65.77 m²

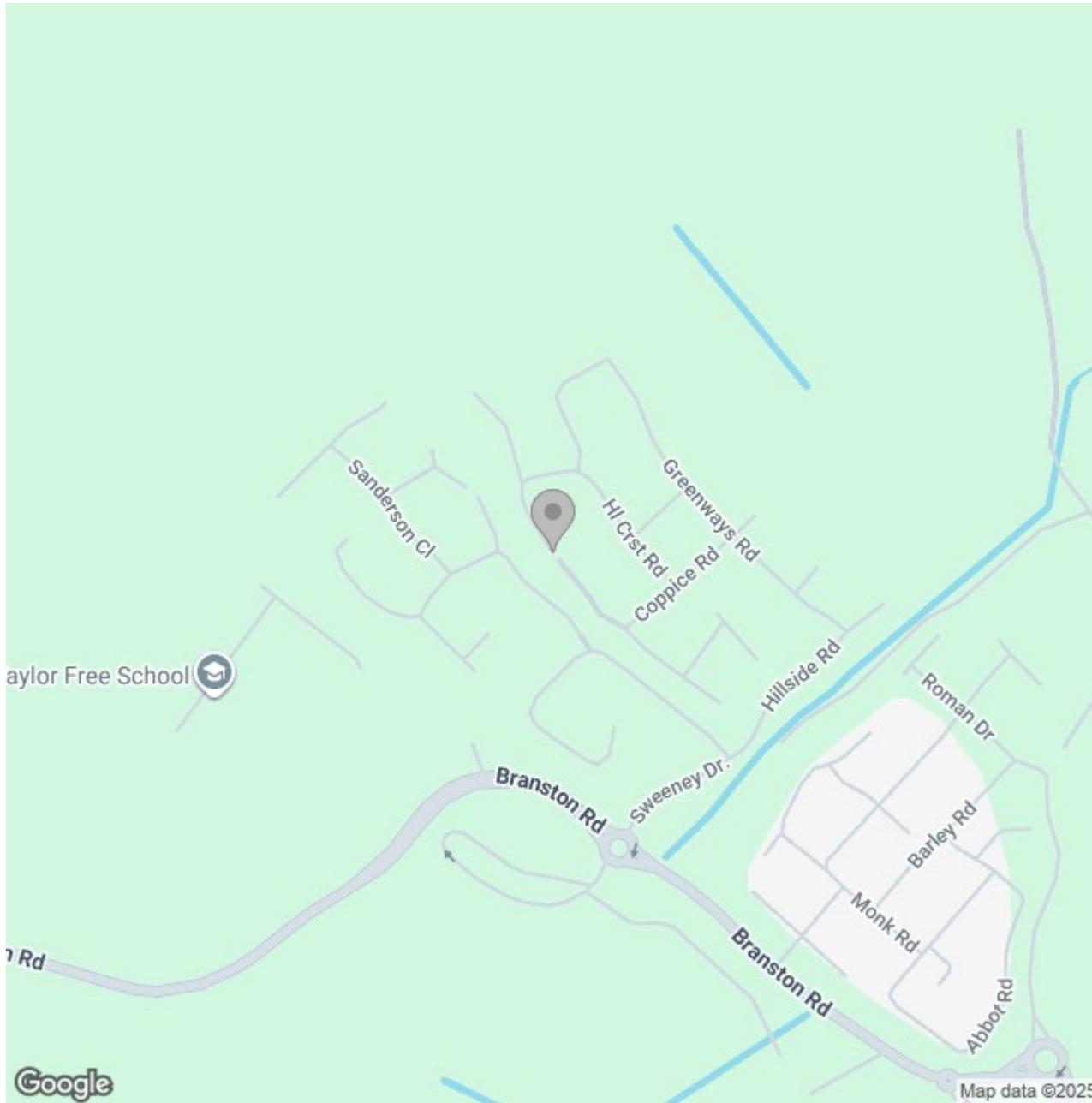
707.99 ft²

(1) Excluding balconies and terraces

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Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	