



- An individual and private detached house with valley views
- Open plan lounge to dining room, garden room and kitchen
- Feature fitted kitchen with integrated appliances
- Four bedrooms with master ensuite and family bathroom
- Long sweeping private drive leading to a detached double garage
- Private grounds, all fully enclosed with a pleasant sunny aspect



"An individual detached house accessed via a gated, private drive which leads to a detached double garage and fully enclosed grounds".

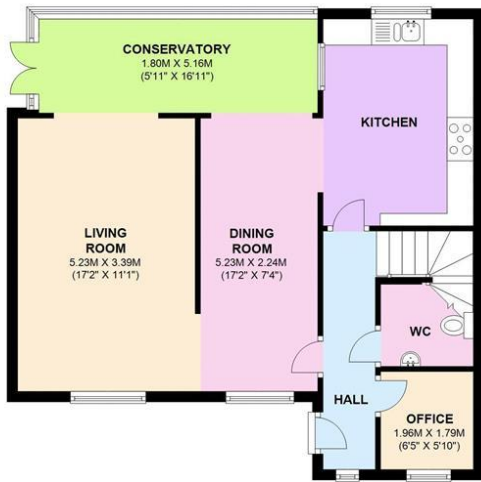
This property was constructed in 2012 and is presented in excellent decorative order. The accommodation is arranged over two floors and comprises an entrance hallway with study and utility cloakroom further to this is a an attractvie and modern open plan style, comprising a light and airy lounge connecting well with the dining room, kitchen and garden room. The feature fitted kitchen has integrated appliances. On the first floor the galleried landing enjoys an abundance of light. The master bedroom enjoys French doors opening to a Juliet balcony with views and a fully tiled ensuite shower room. There are three further bedrooms all with fitted wardrobes. The fourth bedroom is currently open to the master bedroom serving as a dressing room, however the seller will revert back to the original layout if required. The family bathroom is also fully tiled with panlled bath and separate shower enclosure. Mains gas central heating with underfloor heating on tthe ground floor and double glazing throughout.

The enclosed grounds to the property are private and level. There is parking for several cars and the double garage has a powered roller door, lighting and power.

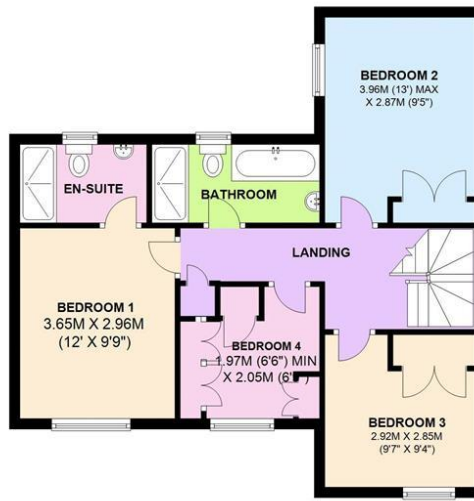
**Tenure:** Freehold. **Council Tax Band:** E



**GROUND FLOOR**



**FIRST FLOOR**



**OUTBUILDING**



Whilst every attempt has been made to ensure accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by the prospective purchaser. Services, systems and appliances have not been tested and no guarantee to their operability or efficiency can be given. Plan produced using PlanUp.

Find us online!



[www.samchiversproperty.co.uk](http://www.samchiversproperty.co.uk)



Facebook: Sam Chivers Estate Agents



Instagram: @samchiversestateagents



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Sam Chivers Estate Agents can also provide mortgage and conveyancing recommendations should you require such a service. Please contact our office on:

01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.