





SUPERB FOUR BEDROOM MODERN PROPERTY THAT IS STYLISHLY FINISHED THROUGHOUT AND BOASTS AN IMPRESSIVE OUTSIDE ENTERTAINING SPACE. This wonderful home is sure to be a popular one with purchasers, offering spacious accommodation throughout, beautiful presentation and a move in ready house. Positioned at the rear of this recent development you will have a private and quiet location perfect for a family. The property itself briefly comprises of entrance hallway, WC, living room, kitchen/dining area, utility room, stairs to landing, master bedroom with en-suite shower room, three further spacious bedrooms, bathroom with three piece suite, plenty of off street parking on the driveway leading to the single garage at the rear, stunning garden with amazing entertainment area including raised decking and astro turf. BEAUTIFUL HOME IN DN2. GUIDE PRICE £335,000 TO £345,000.



ENTRANCE HALL

5' 10" x 14' 11" (1.80m x 4.55m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, with stairs to the first floor, storage cupboard, further storage cupboard beneath the stairs, radiator, door to the WC and Amtico flooring throughout.

WC

4' 8" x 6' 0" (1.44m x 1.85m) Benefitting from a low flush WC, wash hand basin, radio and Amtico flooring.

LOUNGE

11' 3" x 19' 10" (3.45m x 6.07m) Overlooking the garden with side facing double glazed French doors to the decking, two side facing double glazed windows, further front facing double glazed window, three radiators and Amtico flooring.

KITCHEN/DINER

11' 8" x 19' 10" (3.58m x 6.06m) Beautiful open plan kitchen/dining space with lovely modern fitted kitchen cabinetry, work surfaces with matching splash backs, single and half bowl sink with drainer, AEG five ring induction hob, double electric oven, integrated dishwasher, integrated fridge/freezer, low level lighting, spotlights, radiator, Amtico flooring, open access to the utility room, front facing double glazed window and two side facing double glazed windows.

UTILITY ROOM

7' 0" x 4' 8" (2.14m x 1.43m) Lovely extra utility space with work surface, integrated washing machine, space for a tumble dryer and open access to the kitchen.

STAIRS

Leading from the entrance hallway to the first floor landing.



LANDING

3' 4" x 10' 2" (1.04m x 3.11m) Providing access to all bedrooms/bathroom, storage/airing cupboard and a loft access point.

BEDROOM

11' 6" x 12' 2" (3.51m x 3.72m max) Fantastic bedroom with door to the en-suite shower room, radiator, wardrobes included and electric blind.







ENSUITE

6' 5" x 4' 7" (1.96m x 1.40m) Immaculate shower room with low flush WC, wash hand basin, shower cubicle, half tiled walls, heated towel radiator, tiled flooring and extractor fan.

BEDROOM

11' 10" x 9' 7" (3.62m x 2.93m) Further spacious double bedroom with wardrobes included, side facing double glazed window, electric blind and a radiator.

BEDROOM

8' 2" x 9' 11" (2.51m x 3.04m) Lovely bedroom with dual aspect double glazed windows to the front/side, storage cupboard and a radiator.

BEDROOM

11' 6" x 7' 4" (3.53m max x 2.25m max) Currently utilised as an office this bedroom has front facing double glazed window and radiator.

BATHROOM

7' 0" x 6' 0" (2.14m x 1.85m) Superb bathroom with three piece suite comprising of a low flush WC, wash hand basin, bath with shower screen, shower above, half tiled walls, tiled flooring and front facing double glazed frosted window.

FRONT GARDEN/DRIVEWAY

Small lawned garden, open access to the driveway providing off street parking for at least three cars, side fence and side access gate to the garden.

GARAGE

Single garage that benefits from power and lighting.

GARDEN

Amazing garden and definitely one of the mains selling features of this home with raised decking area, pergola above, lower astro turf area with raised planters and a fence enclosure.

NOTES

FREEHOLD PROPERTY

COUNCIL TAX BAND: D

SERVICES: MAINS

HEATING SYSTEM: GAS FIRED BOILER - IDEAL LOGIC

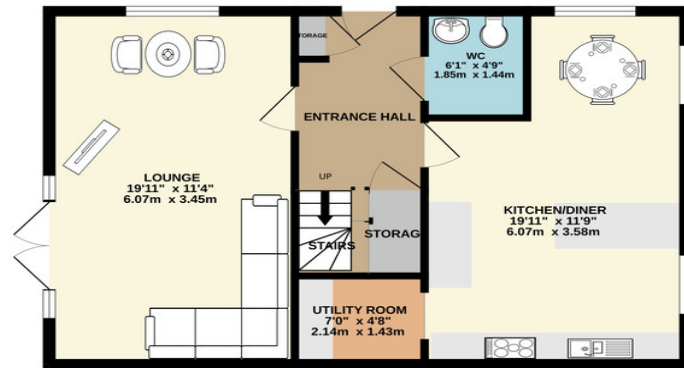
INSTALLATION DATE: MID 2023

ELECTRICS - 2023

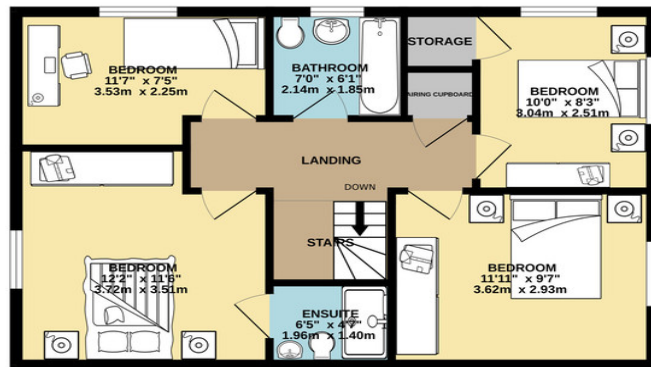
NHBC GUARANTEE

VENDOR HAS ADDED TINTED WINDOWS THROUGHOUT

GROUND FLOOR
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1164 sq.ft. (108.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their availability or efficiency can be given.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		