



4

Bedrooms



3

Bathrooms



- Executive Detached Home
- Open Plan Living
- Kitchen/Breakfast Room
- Lounge
- Dining Area & Family Room
- Utility & Downstairs Shower Room
- Principal Room with Dressing Area & Ensuite
- Three Double Bedrooms
- Four Piece Bathroom Suite
- Southerly Facing Rear Garden & Outbuilding
- Ample Parking on Driveway
- UPVC Double Glazing & Gas Central Heating
- Immaculately Presented

Wilkinson SLM proudly presents an exquisite four-bedroom detached home within the coveted Newtown development. The entrance vestibule leads seamlessly to a light-filled hallway with a tastefully designed shower room to the left. On the right, a double bedroom, complete with a built-in wardrobe and a built in gas fireplace, which offers a cosy retreat. Moving forward, the home unfolds to reveal a captivating open-plan layout. Adjacent to the dining area, a well-appointed utility room equipped with storage and plumbing facilities adds to the home's practicality. The family area, adorned with French doors and Velux windows, invites abundant natural light and offers access to the side of the home. An adjoining study/bedroom, featuring its own gas hole in the wall fireplace, providing flexibility in function. An archway from the dining area leads to the heart of the home—a stunning kitchen/breakfast room and a spacious lounge. The meticulously designed kitchen boasts modern amenities, including a range of storage units, integrated fridge freezer, dishwasher, bin storage, built in Neff electric tower oven, Neff micro oven and warming drawers as well as a central island, and a breakfast bar. The lounge area, adorned with a charming gas fireplace, invites relaxation. French doors from both the kitchen and lounge lead to the beautifully landscaped Southerly facing rear garden. The low-maintenance garden features a generous patio area which is surrounded by low maintenance artificial grass and fantastic outdoor lighting. Additionally, a spacious outbuilding, currently used as a 'man cave' with a bar area, adds an extra touch of allure. There is side gate access to the front of the house too. Ascending the glass balustrade staircase to the first floor, two double bedrooms await. Bedroom one offers a walk-in dressing area with built-in wardrobes and an ensuite shower room. Bedroom two also features a built-in wardrobe, while a stylish four-piece bathroom completes this level. This impeccably presented home also includes UPVC double glazing, gas central heating, ample parking on the driveway and meticulous attention to detail throughout.

Kitchen/Breakfast Room 12' 3" x 16' 4" (3.73m x 4.98m)

Lounge 13' 11" x 15' 2" (4.24m x 4.62m) *maximum measurements*

Dining Area 10' 1" x 13' 9" (3.07m x 4.19m)

Family Room 8' 5" x 9' 7" (2.57m x 2.92m)

Shower Room 6' 10" x 5' 8" (2.08m x 1.73m)

Utility 6' 10" x 7' 1" (2.08m x 2.16m)

Bedroom One 10' 3" x 11' 6" (3.12m x 3.51m) *width to dressing area*

Ensuite 6' 11" x 5' 0" (2.11m x 1.52m)

Bedroom Two 10' 9" x 11' 11" (3.28m x 3.63m) *maximum measurements*

Bedroom Three 10' 7" x 10' 9" (3.23m x 3.28m) *maximum measurements*

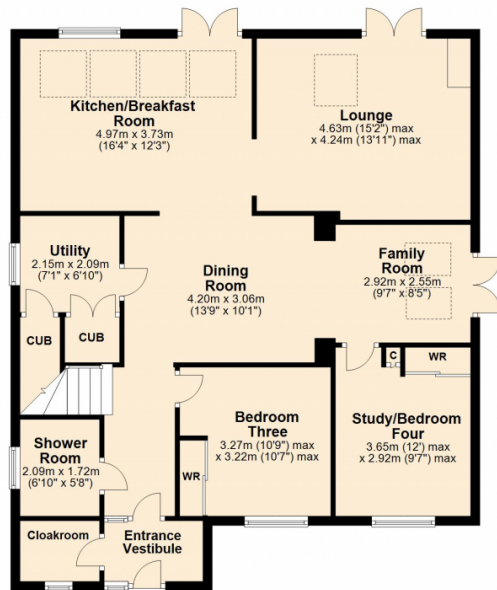
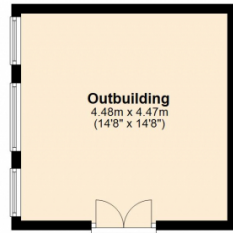
Bedroom Four/Study 12' 0" x 9' 7" (3.66m x 2.92m)

Family Bathroom 7' 4" x 9' 5" (2.24m x 2.87m)

Outbuilding 14' 8" x 14' 8" (4.47m x 4.47m)

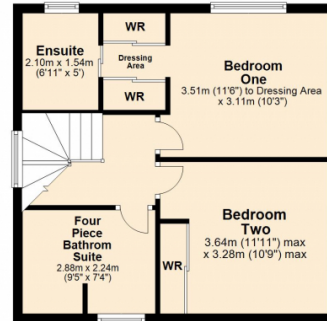
Ground Floor

Approx. 126.2 sq. metres (1358.5 sq. feet)



First Floor

Approx. 43.0 sq. metres (462.5 sq. feet)



Total area: approx. 169.2 sq. metres (1820.9 sq. feet)

This plan is not to scale and is for guidance only. Produced by PlanUp.
Plan produced using PlanUp.

Energy Efficiency Rating

| | Current | Potential |
|---------------------------------------------|-----------|-------------------------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 80 |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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