



8 Rye Lane , Whitfield,

£450,000

DOMINIC MURPHY POWERED BY **exp** TM UK

@ dominic.murphy@exp.uk.com

🌐 dominicmurphy.exp.uk.com

☎ 01304 746 016

8 Rye Lane , Whitfield,

Built in 2019, this well designed four-bedroom detached executive home is ideally positioned in a desirable corner of the highly sought-after Fitzwarin Place development. Combining contemporary style with generous living spaces and a thoughtful layout, it makes an exceptional family residence.

Upon entering, you are welcomed by a bright and inviting hallway that sets the tone for the home, offering access to all main rooms. At the front sits a comfortable lounge, perfect for relaxing, while to the rear lies the heart of the home - a spacious kitchen and dining area. The upgraded kitchen features quartz worktops, quality fitted units, and ample space for family dining or entertaining. French doors open directly into the garden, blending indoor and outdoor living. A convenient WC completes the ground floor.

A central staircase leads to the first floor, where four well-proportioned double bedrooms provide flexible family accommodation. The master bedroom boasts its own ensuite shower room, while the remaining bedrooms are served by a modern family bathroom fitted with a stylish three-piece suite.

Externally, the property enjoys a larger-than-average rear garden, fully enclosed and thoughtfully landscaped with lawn and a designated area for outdoor dining - an ideal setting for entertaining or relaxing. Side access leads to the detached garage, which sits alongside a private driveway offering ample off-road parking.

Further peace of mind is provided with four years remaining on the NHBC warranty.



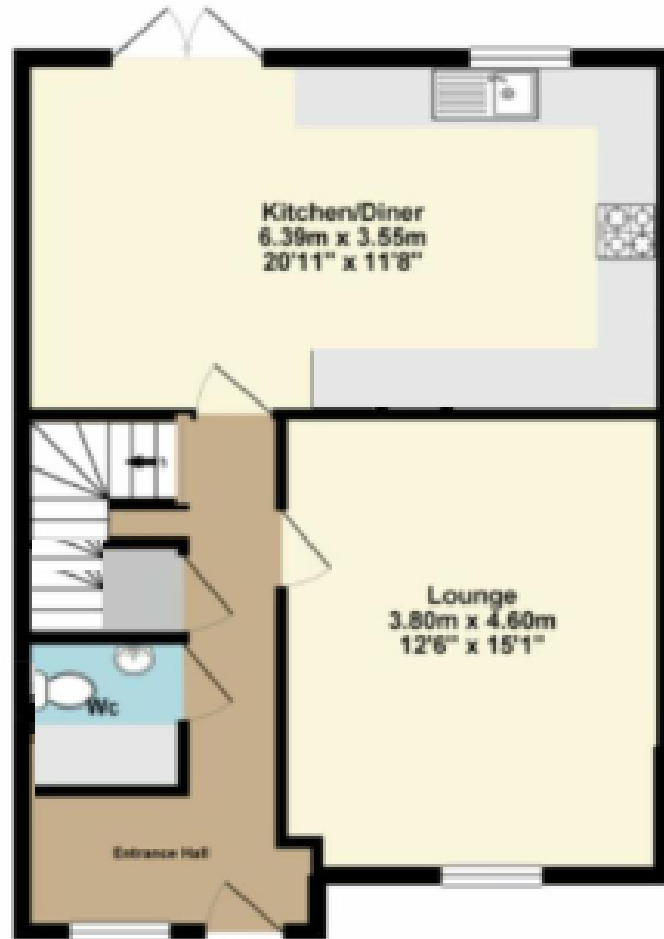




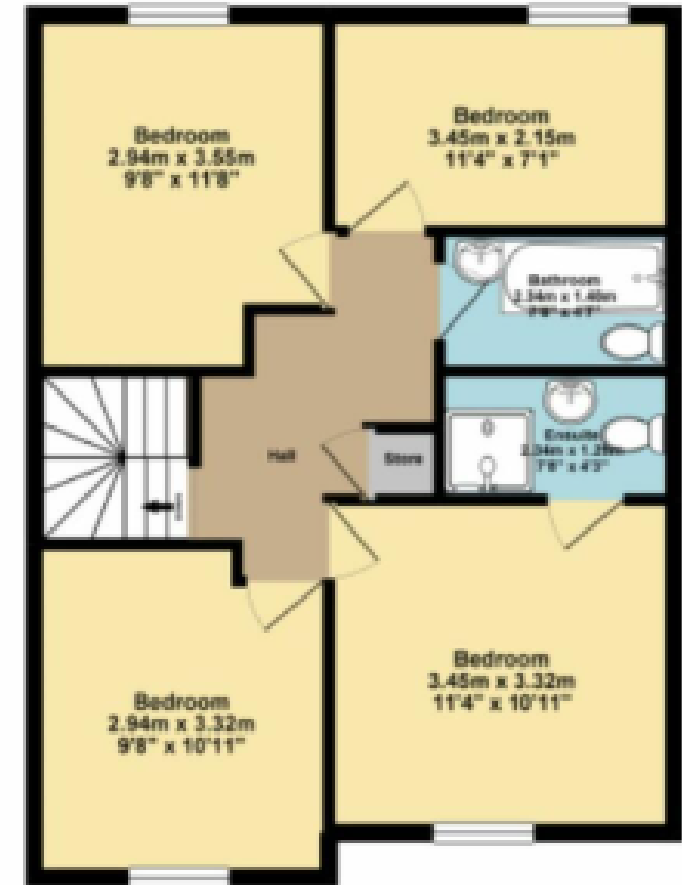




GROUND FLOOR 73.86 sq. m.
(795.03 sq. ft.)



1ST FLOOR 53.41 sq. m.
(574.92 sq. ft.)



TOTAL FLOOR AREA : 127.27 sq. m. (1369.95 sq. ft.) 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 operability or efficiency can be given.
Made with Netplan v2023.4