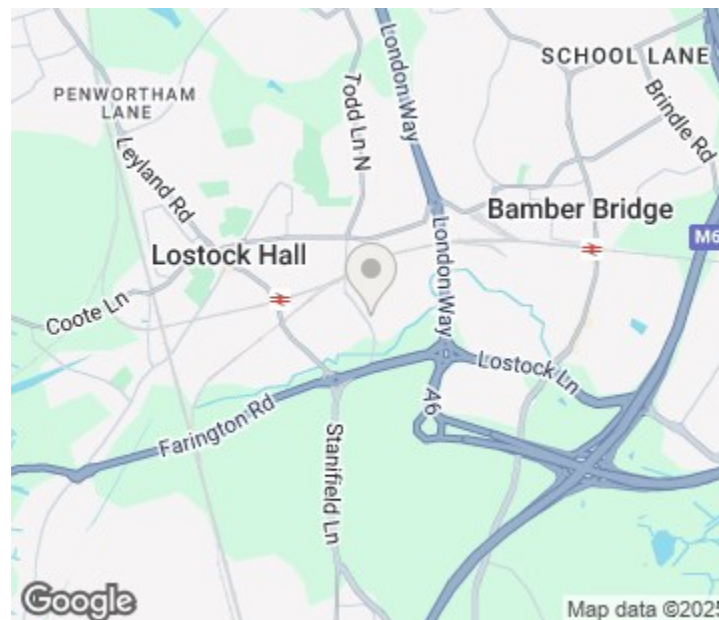


The floor plan shows a house with the following rooms and dimensions:

- LOUNGE**: 21'5" x 12'11" (6.54m x 3.93m). Features a sofa and a coffee table.
- DINING ROOM**: 11'7" x 10'9" (3.53m x 3.28m). Features a dining table and chairs.
- KITCHEN/BREAKFAST ROOM**: 13'9" x 9'9" (4.18m x 2.98m). Features a kitchen unit, sink, and refrigerator.
- HALLWAY**: Central hallway connecting the rooms.
- SHOWER ROOM**: 6'2" x 5'9" (1.88m x 1.72m). Features a shower, toilet, and sink.
- FAMILY BATHROOM**: 7'2" x 6'2" (2.25m x 1.88m). Features a bathtub, toilet, and sink.
- MASTER BEDROOM**: 12'10" x 10'11" (3.90m x 3.33m). Features a bed and a wardrobe.
- BEDROOM TWO**: 15'3" x 10'8" (4.64m x 3.25m). Features a bed.
- BEDROOM THREE**: 10'8" x 8'5" (3.25m x 2.56m). Features a bed.
- BEDROOM FOUR**: 10'8" x 7'5" (3.25m x 2.25m). Features a bed.
- DOUBLE GARAGE**: 21'7" x 16'3" (6.58m x 4.94m). Features a car lift.

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		73	85
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



BEN  ROSE



Offers Over £345,000

As you step inside, you're welcomed into a spacious main hallway laid with elegant Karndean flooring that seamlessly flows into the dining room, setting a warm and stylish tone. The spacious lounge sits at the front of the home, filled with natural light thanks to French doors that open out to the garden, and features a central fireplace that creates a cosy focal point. From here, steps lead up into the elevated dining room, which also benefits from French doors and garden access, making it perfect for entertaining. The kitchen/breakfast room is modern and bright, fitted with a sleek range of integrated appliances and finished with a breakfast bar for casual dining. From here, there's also access to the rear garden. To the left wing of the home, you'll find four well-proportioned bedrooms, ideal for growing families or those needing extra space for a home office or guest room. The master bedroom enjoys a Jack & Jill connection to the contemporary three-piece family bathroom, while a separate shower room adds further convenience for busy households.

In summary, this is a wonderfully presented family home with spacious living accommodation and an exceptional outdoor space, situated in a desirable and well-connected location. Early viewing is highly recommended.

