



4



2



1

- 4 Bedroom Detached House
- Open Plan Kitchen Diner
- Popular Modern Development
- Council Tax Band D | EPC B

- Corner Plot
- Double Length Driveway
- Gas Central Heating

- No Upper Chain Involved
- En-Suite to Bedroom 1
- Sealed Unit Double Glazed Windows

Immaculately presented 4 bedroom detached house situated on a corner plot within this popular modern development with no upper chain involved. Benefitting from gas central heating and sealed unit double glazed windows. Briefly comprising of an Entrance Hallway with LVT flooring, storage cupboard and stairs to the first floor, Downstairs W/C with low level w/c and a pedestal hand wash basin. Lounge with a Box bay window. Open Plan Kitchen Diner with wall and base units, worktop surfaces, one and a half sink and drainer unit, integrated appliances to include a dishwasher, wine cooler, fridge freezer, electric oven and hob with an extractor hood over, LVT flooring, spotlights to the ceiling, French doors to the back garden. Utility Room with wall and base units, worktop surfaces, Combi boiler enclosed in the wall unit, integrated washer dryer, door to the side aspect. Play Room / Office dual aspect windows to the front and side aspect. First floor Landing with loft hatch and a storage cupboard. Bedroom 1 is to the rear aspect and has an En-Suite Shower Room with a mains shower, tiled splash back, pedestal hand wash basin, low level w/c, extractor fan, spotlight to the ceiling, tiled flooring and a heated towel rail. Bedroom 2 is to the front aspect, Bedroom 3 is dual aspect to the front and side, Bedroom 4 is also dual aspect to the front and rear. Family Bathroom with a bath, low level w/c, wall mounted hand wash basin, tiled splash back, tiled flooring, cubicle with a mains shower, spotlights to the ceiling, extractor fan and a heated towel rail.

Externally to the front there is a block paved drive giving parking for 2 to 3 cars leading to a single garage and gate access to the rear garden which has lawn and paved areas.

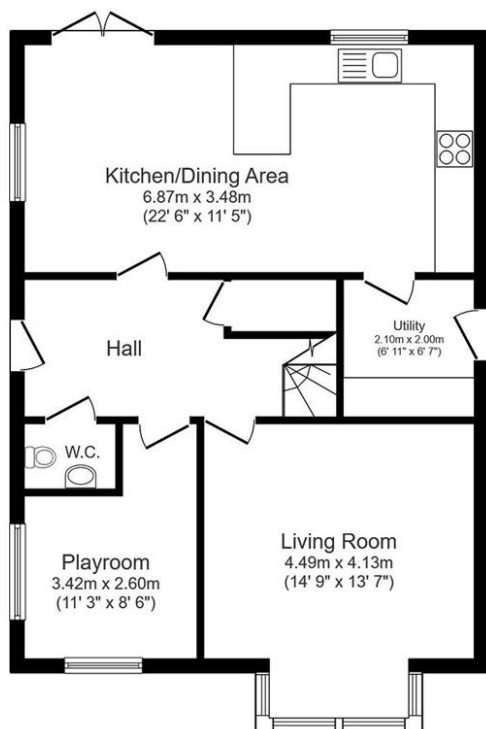
A new development and is well placed for access to the to the Airport and main road and transport links, into the city and to the surrounding areas.



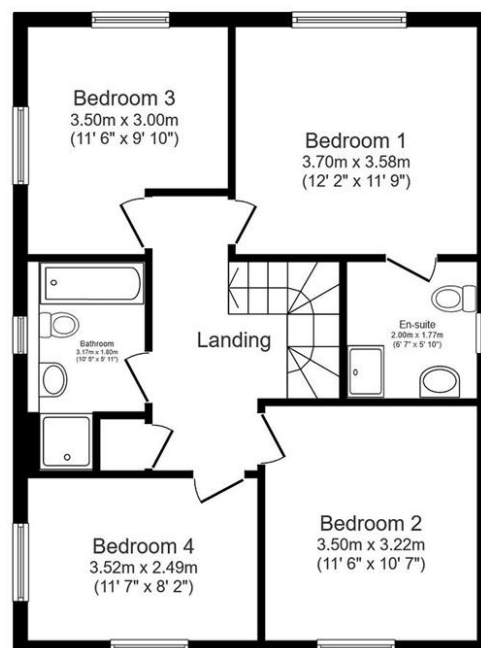


Energy Performance: Current B Potential A
Council Tax Band: D





Ground Floor
Floor area 66.3 sq.m. (713 sq.ft.)



First Floor
Floor area 64.4 sq.m. (693 sq.ft.)

Total floor area: 130.6 sq.m. (1,406 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 92 A |
| 81-91 | B | 84 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.