







### Property Description

Situated on an enviable corner plot, this impressive four-bedroom link-detached home offers spacious and versatile living, perfect for growing families. Boasting a modern open-plan kitchen/diner, a study, a utility room, a garage, and a large rear garden, this property provides both comfort and functionality.

The ground floor features a bright and airy living room, complemented by the stylish open-plan kitchen/diner, ideal for entertaining. A separate study provides the perfect home office or playroom, while the utility room adds extra convenience.

Upstairs, there are four well-proportioned bedrooms, including a generous master bedroom with an en suite and further a modern family bathroom completes the first floor.

Externally, the home benefits from a large rear garden, ideal for families and outdoor entertaining. Off-road parking and a garage complete this fantastic home.

Located in a desirable area close to local amenities, schools, and transport links, this stunning property must be viewed to be fully appreciated!

### To The Front

Tarmac driveway to the front of the property providing off road parking with pathway around to side gate giving access to the rear garden and lawn to the side .

### Entrance Hallway

Double glazed windows and door to the front elevation, wood effect flooring, radiator, stairs to first floor landing and doors to;

### Cloakroom/Wc

Double glazed window to the front elevation, wash hand basin, wc and wood effect flooring.

### Study

13' 11" x 7' 9" ( 4.24m x 2.36m )  
Velux window and wood effect flooring

### Lounge

16' 2" max narrowing to 10' 10" min x 13' 8" ( 4.93m max narrowing to 3.30m min x 4.17m )  
Double glazed bow window to the front elevation and radiator.

### Dining Room

16' 2" x 8' 8" ( 4.93m x 2.64m )  
Double glazed windows and french doors to the rear elevation, wood effect flooring and radiator.

### Kitchen/Diner

11' 10" x 10' ( 3.61m x 3.05m )  
Double glazed window to the rear elevation, fitted kitchen with a range of wall and base units, worksurface with splashback tiling, inset sink/drain, double oven, electric hob and extractor hood, integrated fridge freezer, and dishwasher, wood effect flooring and radiator.

### Utility Room

9' x 5' 5" ( 2.74m x 1.65m )  
Double glazed window to the rear elevation, base units with inset sink and drainer, part tiled.

### Landing

Double glazed window to the side elevation, radiator and doors to bedrooms and family bathroom

### Bedroom One

11' 4" x 9' 9" ( 3.45m x 2.97m )  
Double glazed window to the front





elevation, radiator and door to ensuite.

## Ensuite

Double glazed window to the front elevation, fully tiled with suite comprising, shower cubicle, extractor fan, wash hand basin, wc and heated towel radiator.

## Bedroom Two

13' 4" x 10' 11" ( 4.06m x 3.33m )

Double glazed window to the rear elevation and radiator.

## Bedroom Three

10' 11" x 6' 4" ( 3.33m x 1.93m )

Double glazed window to the rear elevation and radiator.

## Bedroom Four

10' 11" x 6' 3" ( 3.33m x 1.91m )

Double glazed window to the rear elevation and radiator.

## Family Bathroom

Double glazed window to the front elevation, fully tiled with suite comprising; bath with shower over, wash hand basin, wc and heated towel radiator.

## Rear Garden

Paved patio to the rear and side elevations and steps to the lawn with various plants and shrubs.

## Garage

16' 9" x 8' ( 5.11m x 2.44m )

Roll up garage door to the garage which has power and lights.





**Ground Floor**



**First Floor**

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Tenure: Freehold



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