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## With Countryside Views In Flimwell

£725,000

4 2 3





Located within a small residential development in Flimwell, this well presented four-bedroom detached home offers an exceptional blend of space, comfort, and countryside charm. Boasting a double garage and a generous driveway with ample parking, this delightful property is perfect for those seeking a peaceful yet well-connected location.

Upon entering, a spacious hallway welcomes you, providing access to the study, cloakroom, dining room, living room, and the well-appointed kitchen/breakfast room. The kitchen is thoughtfully designed with built-in wall and base units, offering ample storage and space for a dining table. French doors and window overlook the picturesque rear garden, while a separate utility room adds to the home's practicality.

The bright and airy living room is a standout feature, with French doors and additional windows framing the south-facing garden views. Double doors lead into the elegant dining room, which benefits from front-facing windows, creating a perfect space for entertaining. A private study provides an ideal work-from-home environment.

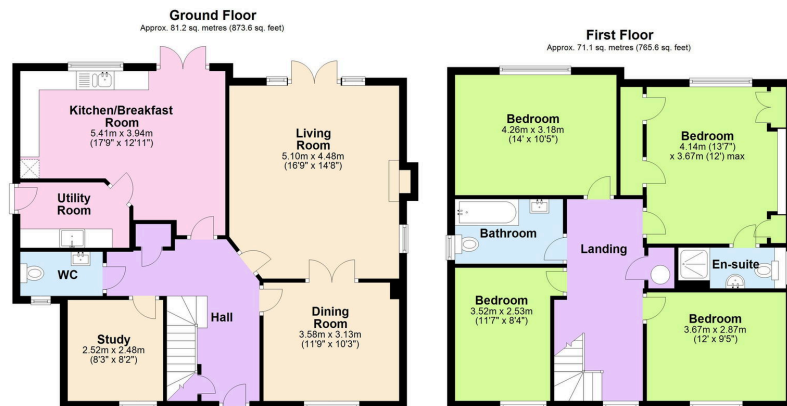
Upstairs, a generous landing leads to four well-proportioned double bedrooms and a stylish family bathroom. The principal bedroom enjoys the luxury of an en-suite shower room, while the rear-facing bedrooms offer stunning countryside views across Dale Hill Golf Course.

The charming south-facing rear garden is a true retreat, backing onto the scenic golf course and providing a peaceful outdoor haven.

Offering an idyllic village setting with excellent transport links and local amenities, this impressive home combines modern family living with picturesque countryside surroundings.







Total area: approx. 152.3 sq. metres (1639.2 sq. feet)

- DETACHED FOUR BEDROOM HOUSE
- BEAUTIFUL COUNTRYSIDE VIEWS OVER DALE HILL GOLF COURSE
- BUILT IN 2002 BY THE AWARD WINNING MILLWOOD HOMES
- FRENCH DOORS FROM THE KITCHEN & LIVING ROOM TO A PRETTY REAR GARDEN
- DINING ROOM WITH DOUBLE DOORS TO LIVING ROOM
- DOWNSTAIRS PRIVATE STUDY
- FAMILY BATHROOM/ ENSUITE TO PRINCIPLE BEDROOM
- DOUBLE GARAGE AND PARKING
- EPC RATING C
- COUNCIL TAX BAND F



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		