





This exceptional 4-bedroom house is an ideal family home that's not only finished to a high specification but is also highly energy-efficient. The house has a modern open-plan design, with a spacious living area that leads to a beautifully designed kitchen with high-quality appliances. The four spacious bedrooms are all beautifully designed and decorated with attention to detail. Each bedroom has plenty of natural light and ample storage space. The bathrooms are also finished to a high specification with modern fixtures and fittings.

One of the standout features of this property is its cutting-edge home automation system. The system allows you to control everything in the house from your smartphone or tablet, including the lighting, heating, and security systems. Another key feature of this property is its energy efficiency. The house is equipped with triple glazing, which helps to keep the house warm in the winter and cool in the summer, reducing your energy bills. There is also a high-efficiency boiler and a range of other energy-saving features throughout the property, along with all bedrooms benefiting from a split aircon system.

The house also has a charming garden that's perfect for entertaining. The garden is beautifully landscaped and has been designed to be low maintenance and is easy to maintain all year round. Located in a highly sought-after area, it's just a short 10-minute walk from the mainline station and a mere 5 minutes to the nearby retail park.





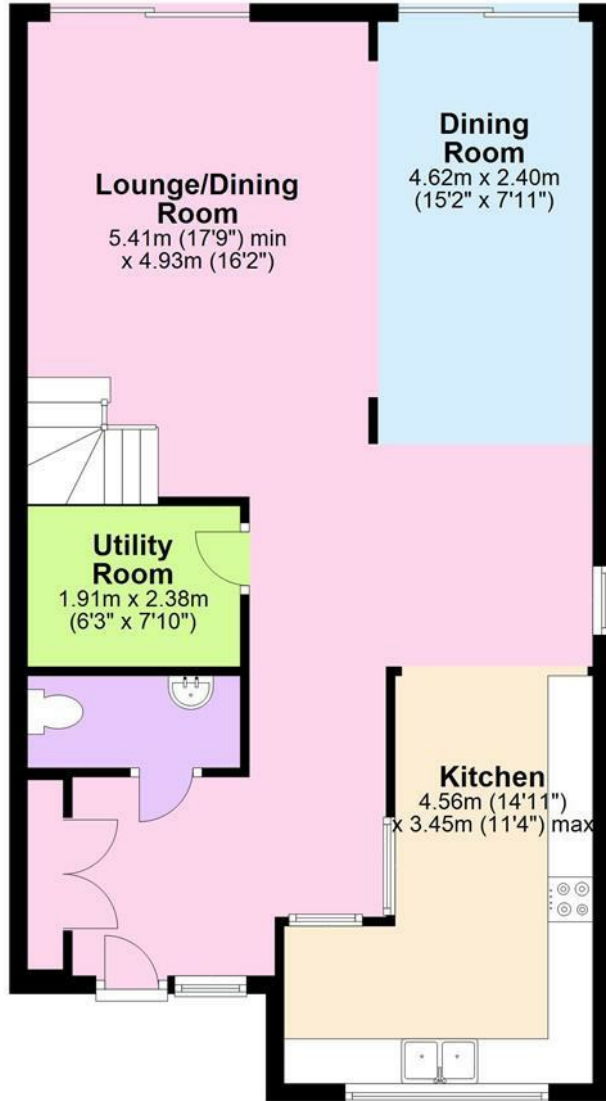








## Ground Floor



## First Floor



Total area: approx. 141.7 sq. metres (1525.2 sq. feet)

The measurements given are approximate and are for illustration only. They should not be relied on for valuation.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		