



TRACY PHILLIPS

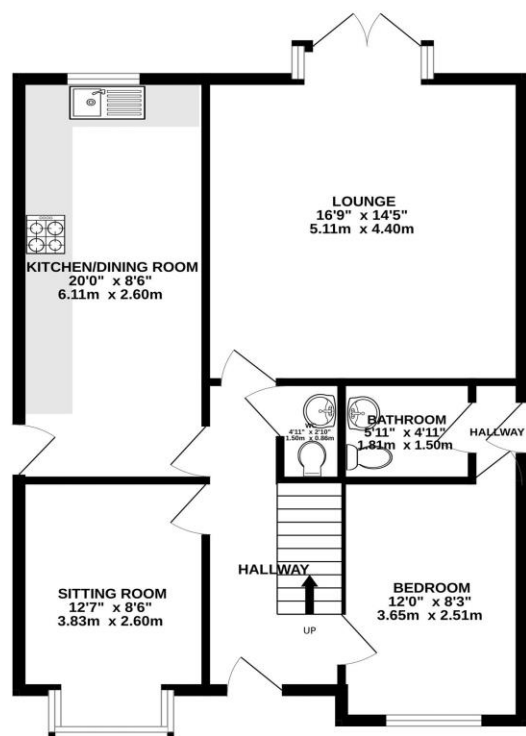
Estates



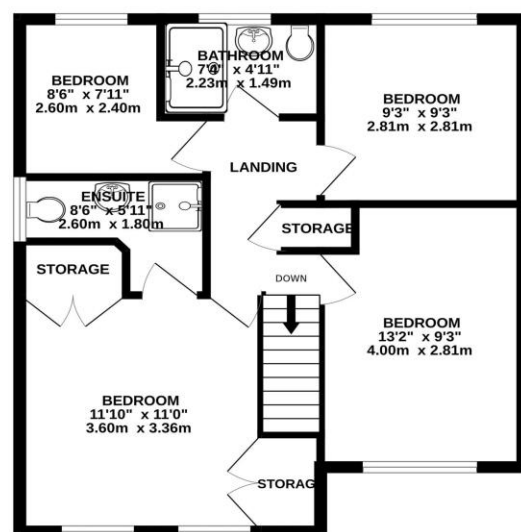
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Estates

GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



1ST FLOOR
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



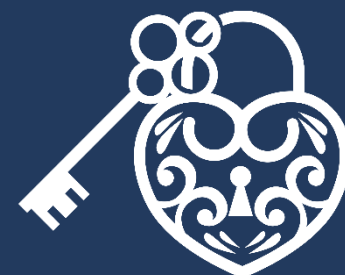
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£375,000

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Located in a peaceful cul-de-sac, this spacious and well-presented five-bedroom detached house offers flexible accommodation ideal for modern family living. The property benefits from a large driveway providing ample off-street parking, as well as a neatly maintained front garden laid in lawn.

Upon entering, you are welcomed into a bright entrance hallway with wood-effect flooring and a convenient cloakroom with WC and vanity sink unit. At the front of the house, there is a second reception room featuring a charming bay window - perfect as a formal sitting room or home office. To the rear, a generous lounge enjoys views of the garden through French doors that open onto the lawned rear garden—ideal for entertaining or relaxing. The spacious kitchen/dining room is well-equipped with a full range of fitted wall and base units and integrated appliances, including a washing machine, dishwasher, fridge, freezer, electric hob, oven, and microwave. A side door provides direct outdoor access. An additional large reception room/bedroom is located at the front of the property, with access to a private bathroom featuring a shower, WC and sink. A separate hallway with its own side entrance makes this area perfect for an older relative, teenager, or as a potential annex.

Upstairs, there are four generously sized bedrooms. The master bedroom, located at the front, includes fitted wardrobes and a stylish en-suite shower room. The second double bedroom also faces the front, while two further good-sized bedrooms are positioned to the rear. A modern family bathroom with walk in shower, WC, and vanity sink unit completes the upstairs accommodation.

To the rear, the private garden is laid in lawn and fully enclosed—offering a secure and peaceful outdoor space. Offered with **no upward chain**, this impressive home is ready for its next chapter and early viewing is highly recommended.

