



Birch Way, offers in excess of £375,000

- Immaculately Presented
- Driveway
- Garage
- Open Plan modern Kitchen/Diner
- Landscaped rear garden.
- EPC Rating: B



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About the property

I am delighted to introduce this immaculate, detached house that is currently for sale. This superb property boasts a total of four bedrooms, two bathrooms, a single kitchen, and two reception rooms. The house is in exceptional condition, with the current owners maintaining it to the highest of standards.

The kitchen, filled with natural light, is designed in a trendy open-plan style, providing plenty of space for both cooking and dining. It is the perfect place for entertaining guests or for family meals. The property benefits from two spacious and well-appointed reception rooms, offering flexibility for use as a formal dining room, a family room, or a home office depending on your needs.

The four bedrooms provide ample space for a growing family or for accommodating guests. The two bathrooms are well-equipped and thoughtfully laid out. The property has an impressive EPC rating of B, indicating that it is energy-efficient and environmentally friendly.

Situated in a highly sought-after location, this house offers excellent public transport links and easy access to a wealth of local amenities. Despite its convenient location, it maintains a sense of privacy and seclusion.



Accommodation

Entrance Hallway

Groundfloor W.C/ Cloakroom

Living Room

17' x 11' 8" (5.18m x 3.56m)

Open Plan Kitchen/Diner/Lounge

Irregular Shaped Room 22' 3" Max x 20' 9" Max (6.78m Max x 6.32m)

Utility Room

Stairs To First Floor Landing

Bedroom One

10' 1" x 11' 8" Max (3.07m x 3.56m Max)

En-Suite

Bedroom Two

12' 4" x 10' 8" (3.76m x 3.25m)

Bedroom Three

9' 5" x 11' 4" Max (2.87m x 3.45m Max)

Bedroom Four

7' 8" x 12' 7" (2.34m x 3.84m)

Bathroom

Outside

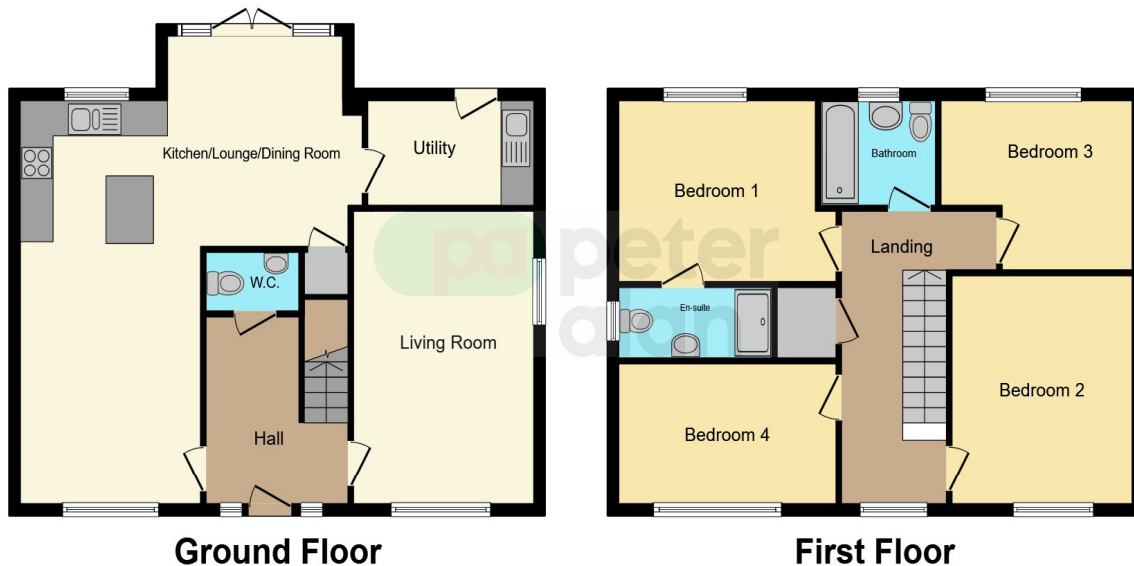
Garage

20' x 10' (6.10m x 3.05m)

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Floorplan



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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