



4

Bedrooms



2

Bathrooms



2

Receptions





- **LARGE DRIVEWAY & GARAGE**
- **LOW MAINTENANCE GARDEN with LOTS OF POTENTIAL**
- **OPEN PLAN LOUNGE DINER with PATIO DOORS CREATING OPEN ATMOSPHERE**
- **FITTED KITCHEN with AMPLE SPACE FOR APPLIANCES**
- **HANDY GROUND FLOOR WC & LAUNDRY ROOM**
- **FOUR GENEROUS DOUBLE BEDROOMS**
- **MAIN SUITE with SHOWER ENSUITE**
- **TILED BATHROOM**
- **LEASEHOLD PROPERTY**





**DISCOVER THE PERFECT GEM BENEATH THE SURFACE!** Nestled in the sought-after location of ‘SAPPHIRE’ Drive, Milton, this property is a true hidden treasure — ideal for families looking for the perfect place to call home. Situated on a generous plot, this home offers spacious living with room to grow. Upon entering, you’re greeted by an entrance hallway that provides access to the main living area. The **bright and airy living room** flows seamlessly into the dining room, which offers plenty of space for family meals or gatherings. Large patio doors open up, creating the perfect spot for **alfresco dining**. The kitchen is thoughtfully designed with **neutral cabinetry** and ample space for appliances, making it a practical and inviting space. Completing the ground floor is a **convenient separate WC and laundry room** — perfect for modern living. Upstairs, the **main bedroom** offers a private retreat with its own en-suite shower suite. There are also **three well-proportioned bedrooms**, each offering flexibility to become home offices, guest rooms, or cozy spaces for children. The first floor also features a family-sized **main bathroom**, with both a bathtub and shower to cater to everyone’s needs. Externally, this property continues to impress. To the rear, you’ll find a **low-maintenance garden** with a seating area — ideal for relaxing or entertaining. At the front, there’s **ample parking space**, along with a **garage** for added convenience and storage.

#### ROOM DETAILS

Entrance Hall - Double glazed window, solid wood and radiator.

Lounge - Double glazed window, gas fireplace and radiator.

Dining Room - Double glazed patio doors and solid wood flooring

Kitchen- Double glazed window. Fitted wall and base units with work surfaces and tiled splashback. Sink, drainer and half bowl, gas hob and cooker hood. Space for appliance include, cooker, washing machine and fridge/freezer. Tiled flooring and radiator.

Laundry - Double glazed window. Work surfaces and space for appliances include washing machine and dryer. Tiled flooring and radiator.

WC - Double glazed window. LLWC, hand wash basin. Tiled flooring and radiator.

Landing - Loft access and cupboard.

Bedroom One - Double glazed window and radiator.

Ensuite - Double glazed window. LLWC, hand wash basin with vanity, double shower cubicle. Tiled walls, tiled flooring, extractor fan and radiator.

Bedroom Two - Double glazed window and radiator.

Bedroom Three - Double glazed window and radiator.

Bedroom Four - Double glazed window and radiator

Bathroom - Double glazed window. LLWC, hand wash basin with vanity and bath and shower head. Tiled flooring, tiled walls, extractor fan and towel warming radiator.

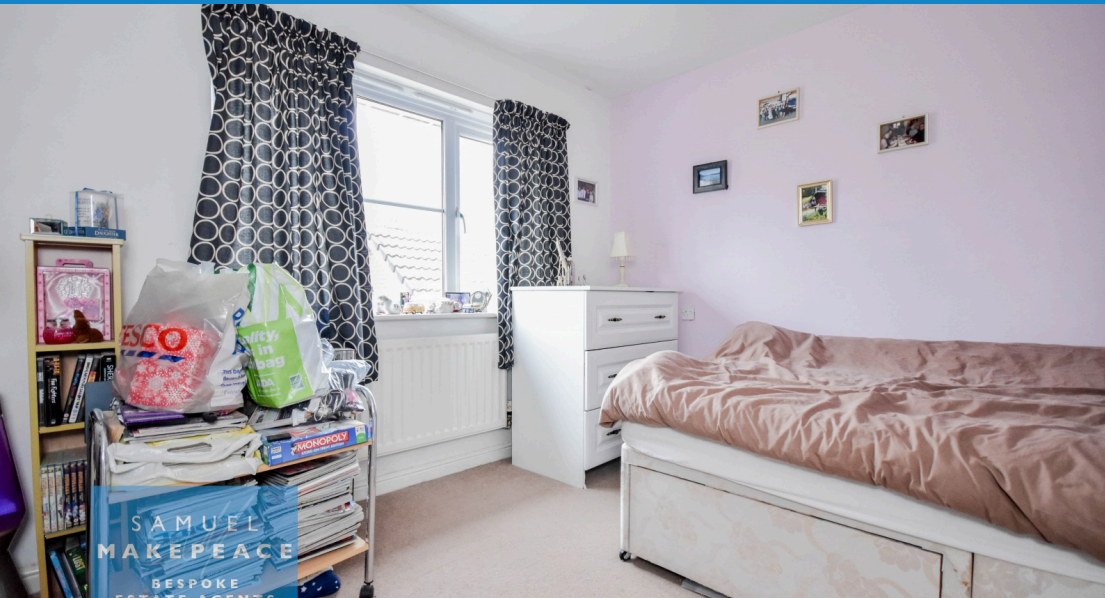
#### EXTERIOR

Front - Paved driveway for multiple cars and lawn area with side access.

Rear - Decking area.

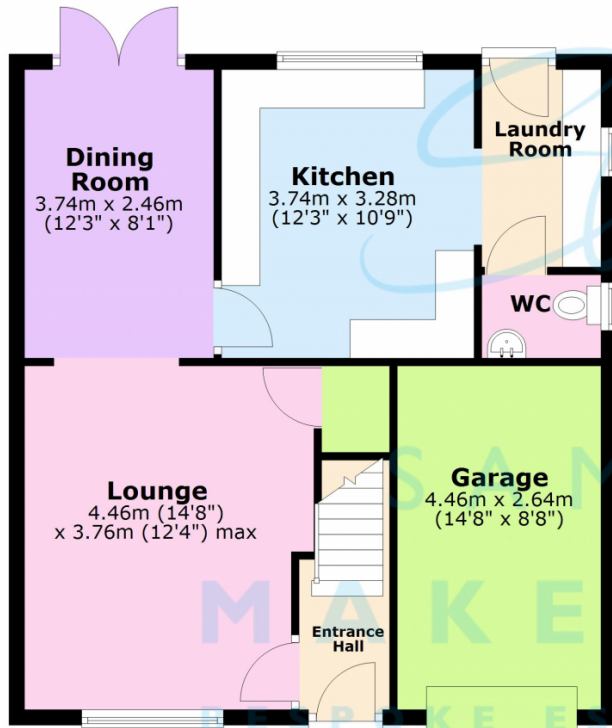
Garage - Single garage with garage door, power and lighting.



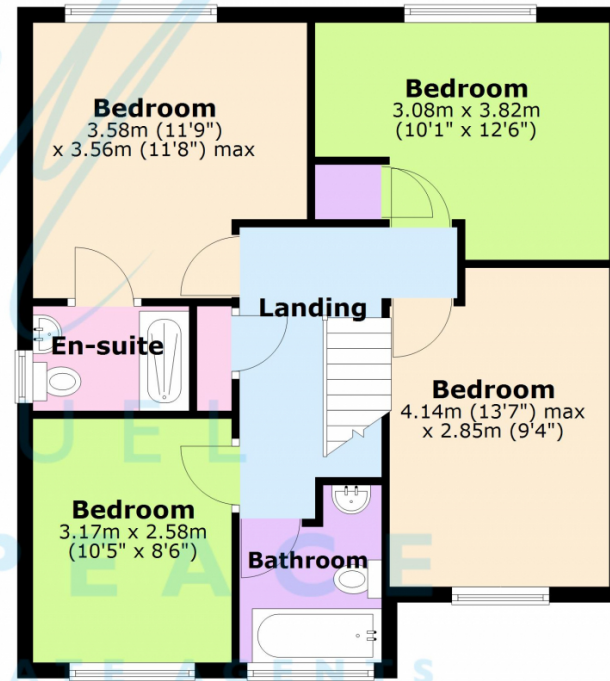





**Ground Floor**



**First Floor**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>85</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>	<b>74</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: 26 Sapphire Drive, ST6

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