



4

Bedrooms



2

Bathrooms



3

Receptions



- STUNNING FOUR-BED DETACHED FAMILY HOME
- LIGHT-FILLED ROOMS WITH MODERN FINISHES
- SPACIOUS LOUNGE WITH BAY WINDOW & FIREPLACE
- DINING ROOM OPENING TO BRIGHT CONSERVATORY
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM & FLEXIBLE WC/GYM
- MAIN BEDROOM WITH ENSUITE & FITTED WARDROBES - TWO FURTHER WITH FITTED WARDROBES
- LARGE FRONT DRIVEWAY & INDIAN STONE LANDSCAPED REAR PATIO
- SOUGHT AFTER LOCATION OF PACKMOOR



Find Your Silverlinings in This Beautiful Detached Family Home, in a highly sought after area of Packmoor where you'll find flourishing fields, countryside walks and wholesome pubs. Step into a home where comfort, space, and style come together. This beautifully maintained **four-bedroom detached property** offers bright, well-appointed interiors and flexible living spaces, perfect for modern family life. From the welcoming entrance hall, you're led into a spacious living room with a **bay window**, built-in electric fireplace, and elegant laminate flooring. The adjoining dining room opens onto a sunny conservatory—ideal for entertaining or relaxing all year round. The **contemporary kitchen** is fully fitted with quality units, integrated appliances, and space for an American-style fridge/freezer, while the separate utility room keeps the practical side of life neatly tucked away. A ground floor WC and a garage that doubles as a small gym space—offers excellent flexibility for storage or hobbies. Upstairs, **four generous bedrooms** await three feature fitted wardrobes for no storage issues. The main bedroom includes a private ensuite, and the **stylish bathroom** offers both a bath and overhead shower with modern tiled finishes. Outside, a large paved driveway sits to the front, while the rear garden boasts an Indian stone patio, lawn, and shed—perfect for family time or peaceful evenings. Whether you're starting a new chapter or simply looking for more room to grow, this is where you'll find your **silverlinings**. Contact **Samuel Makepeace Bespoke Estate Agents** Today!

Entrance Hall - Double glazed door./Living Room - Double glazed bay window, built in electric fireplace and laminate flooring./Dining Room - Double glazed sliding door, laminate flooring and radiator./Conservatory - UPVC, double glazed windows, double glazed patio doors ad laminate flooring.

Kitchen - Double glazed window. Fitted wall and base units with work surfaces. Integrated appliance include: Sink, drainer, cooker, cooker hood, electric hob. Space for appliances include: American sized fridge/freezer. Laminate flooring a vertical radiator./Utility - Double glazed window. Fitted wall and base units with work surfaces. Integrated appliances include: sink and drainer. Spaces for appliances include, washing machine and dryer. Laminate flooring and radiator./WC/Gym - Double glazed window. LLWC, hand wash basin, laminate flooring mad towel warming radiator.

Garage - Single garage with double patio doors. Power ad lighting.

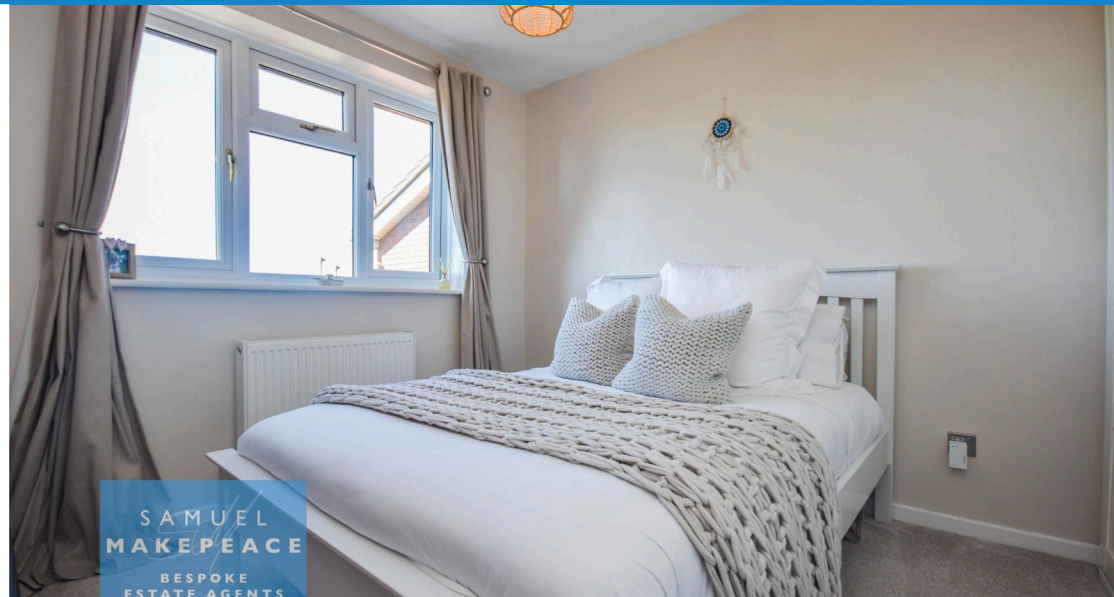
Landing - Loft access.

Bedroom One - Double glazed window, fitted wardrobe and radiator./Ensuite - Double glazed window. LLWC, hand wash basin, single shower. Tiled flooring, tiled walls and towel warming radiator.

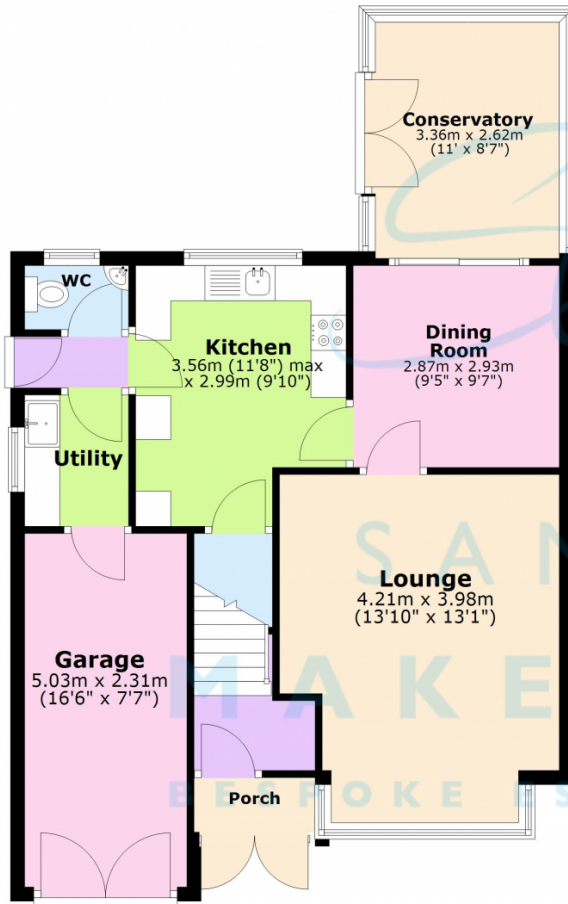
Bedroom Two - Double glazed window, fitted wardrobe and radiator/Bedroom Three - Double glazed window, fitted wardrobe and radiator./Bedroom Four - Double glazed window, fitted wardrobe and radiator.

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

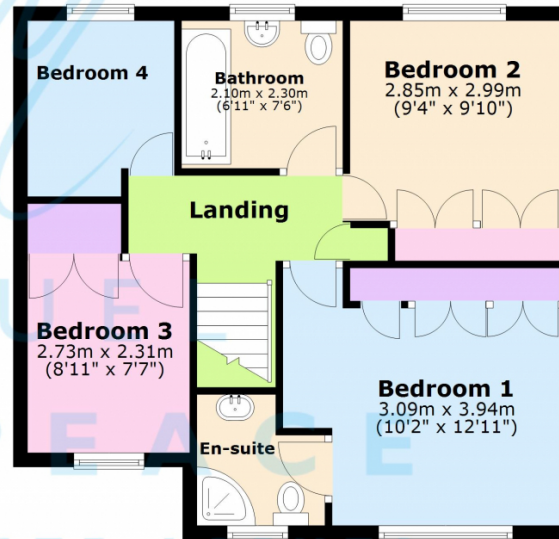
Front - Large paved patio driveway with shrubs and to Rear - Indian stone patio with lawn and single shed.




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	70	83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	83
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

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