





Situated in a sought-after location on the outskirts of the development, this spacious and well-presented 3 bedroom detached home is a fantastic opportunity. The modern kitchen seamlessly connects to the dining room, while the generously sized sitting room offers a welcoming space to relax. A convenient cloakroom and a bright conservatory provide lovely views of the beautifully maintained garden. Upstairs, the well-proportioned bedrooms are complemented by an en-suite and a family bathroom. With the added benefits of a garage and ample parking, this home is sure to be in high demand. Contact us today to arrange your viewing!

Entrance Hall

14' 10" x 3' 10" (4.51m x 1.17m)

Welcoming entrance hall with storage cupboard and understairs storage. Stairs leading to first floor. Radiator

Cloakroom

6' 6" x 3' 2" (1.97m x 0.97m)

WC and pedestal wash basin. Storage cupboard and window to front. Radiator.

Sitting Room

13' 8" x 13' 3" (4.17m x 4.03m)

Well proportioned size room with window to the front enjoying plenty of natural light. Radiator

Kitchen

11' 4" x 10' 5" (3.45m x 3.17m)

Modern kitchen with ample wall and base cupboard and drawer units. Generous worktop space with inset sink and drainer. Integrated appliances include full fridge freezer, and dishwasher. Space for a washing machine and oven with gas hob and extractor fan over. Window to rear and door to side access.

Dining Room

10' 2" x 9' 7" (3.10m x 2.92m)

Generous size entertaining space with French doors leading to the conservatory and views of the rear garden. Radiator

Conservatory

12' 7" x 6' 0" (3.84m x 1.84m)

Lovely space with windows overlooking the rear garden enjoying lots of natural light. Side door to garden and pedestrian door to garage. Electric heater.

Landing

10' 1" x 6' 9" (3.07m x 2.07m)

Bright space with window to side. Loft access, airing cupboard and radiator.

Bedroom 1

13' 11" x 13' 1" (4.23m x 3.99m)

Well proportioned double room with fitted wardrobes. Window to rear and radiator.

En-Suite

6' 11" x 4' 5" (2.11m x 1.34m)

WC and pedestal wash basin. Separate shower cubicle with feature tiles. Window to rear. Radiator

Bedroom 2

13' 11" x 10' 4" (4.25m x 3.16m)

Generous double room with fitted wardrobes. Window to front and radiator.

Bedroom 3

10' 1" x 8' 11" (3.08m x 2.72m)

Double room with storage cupboard. Window to front and radiator

Bathroom

6' 9" x 6' 4" (2.06m x 1.92m)

Modern bathroom with bath and shower over. WC and pedestal sink. Window to rear and radiator.

Outside

Front Garden

Block paved driveway and path leading to the front door. Enclosed by mature hedging offering privacy

Rear Garden

Private low maintenance fence enclosed with side access gate. Patio seating area surrounded by shrub borders, mature trees and a timber shed.

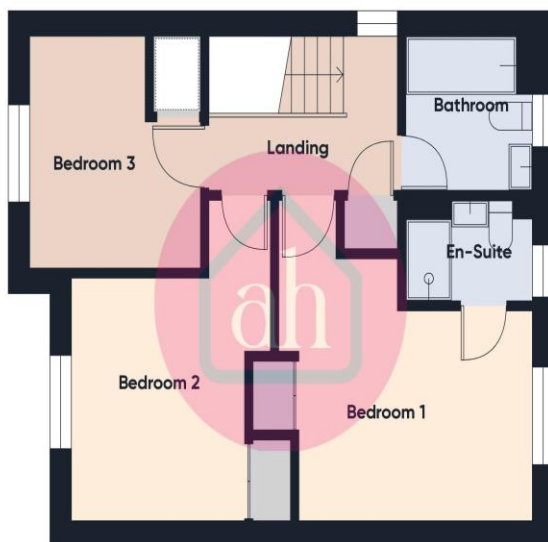
Garage

17' 6" x 8' 2" (5.33m x 2.50m)

Up and over door with window to rear. Power connected



Ground Floor



Floor 1

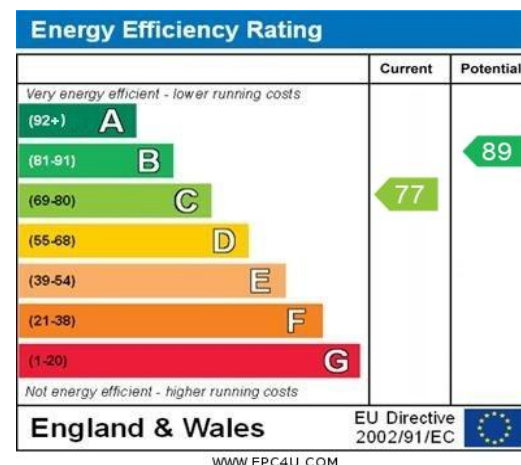
Approximate total area⁽¹⁾
1034.09 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.