





This beautifully presented family home, built just two years ago, offers spacious and flowing accommodation. Available for sale chain-free, it features four generously sized bedrooms, including a master with an en-suite, as well as a family bathroom. The property boasts a spacious sitting room and an impressive, well-designed kitchen/dining area that opens onto an enclosed garden. With the added benefits of a garage and ample parking, this home enjoys a peaceful and private location. Don't miss the opportunity to view this stylish property!

### Entrance Hall

19' 11" x 6' 6" (6.07m x 1.98m)

Welcoming entrance hall with doors leading to first floor. Door to garage and radiator.

### Cloakroom

5' 5" x 2' 9" (1.65m x 0.85m)

WC and wash basin. Radiator

### Sitting Room

13' 5" x 10' 1" (4.08m x 3.07m)

Well-proportioned room with window to front enjoying plenty a natural light. Radiator

### Kitchen/Dining Room

24' 5" x 8' 4" (7.44m x 2.54m)

Stylish well designed kitchen with wall and base cupboard and drawer units with ample worktop over. Inset sink and drainer. Integrated fridge freezer, dishwasher and washing machine. Electric oven with gas hob and extractor hood over. Window to rear and radiator. A spacious dining area with French doors leading to the rear garden.

### Landing

7' 8" x 6' 3" (2.34m x 1.90m)

Storage cupboard and loft access. Window to side

### Bedroom 1

16' 7" x 10' 11" (5.05m x 3.34m)

Well-proportioned double room with mirrored fitted wardrobes. Window to front and radiator.

### En-Suite

7' 5" x 5' 7" (2.25m x 1.69m)

Stylish suite with WC and wash basin. Shower cubicle with shower head over and feature tiles surround. Window to front and radiator.

### Bedroom 2

11' 0" x 11' 11" (3.35m x 3.64m)

Double room with mirrored fitted wardrobes. Window to rear and radiator

### Bedroom 3

9' 9" x 9' 0" (2.98m x 2.74m)

Double room with window to front and radiator.

### Bedroom 4

8' 6" x 8' 6" (2.60m x 2.60m)

Window to rear and radiator

### Bathroom

8' 6" x 6' 2" (2.58m x 1.89m)

Contemporary suite with WC, wash basin and bath surrounded by feature tiles. Window to rear and radiator.

### Outside

#### Front Garden

Blocked paved driveway for parking and lawn areas. Pathway to side with gate access to the rear garden.

#### Rear Garden

South facing generous size garden, enclosed by fencing and flower beds. Mainly laid to lawn with a raised patio seating area. A shingle area and shed.

#### Garage

19' 10" x 9' 9" (6.05m x 2.97m)

Up and over door, power connected.

#### Agent's Note

The yearly estate charge is £154.87.



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1061.1 ft<sup>2</sup>

Reduced headroom

1.71 ft<sup>2</sup>

(1) Excluding balconies and terraces

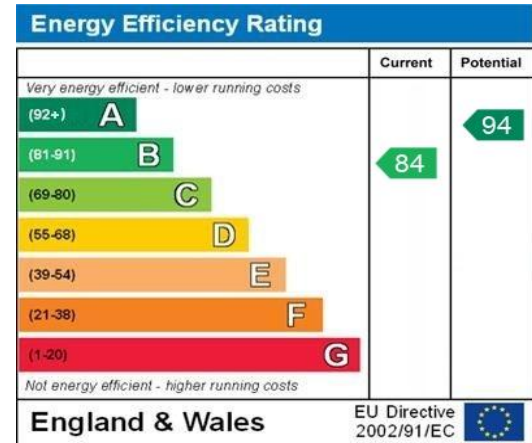
Reduced headroom

..... Below 5 ft

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



WWW.EPC4U.COM

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.