





This stunning four-bedroom detached family home has been extended to include an impressive dining room with bi-fold doors opening onto a private, enclosed garden. The well-proportioned sitting room features a cozy log burner, while the thoughtfully designed modern kitchen includes a breakfast area. The property also offers a bathroom and a cloakroom. The former garage has been transformed into a versatile studio office, with the potential for conversion if desired. Ample parking is available at the front of the house. Internal viewing is recommended.

Entrance Hall

10' 5" x 6' 1" (3.164m x 1.856m)

Welcoming entrance hall with stairs to first floor and under stair storage cupboard.

Sitting Room

15' 10" x 10' 4" (4.82m x 3.14m)

Window to front, log burner and french doors to sunroom.

Kitchen

19' 5" x 12' 7" (5.920m x 3.843m)

Large stylish kitchen with ample wall and base, cupboard and drawer units with worktops over. Inset sink and drainer, induction hob and oven, with integrated white goods. Window to rear, storage cupboard and door to side. Radiator.

Dining area

18' 4" x 11' 11" (5.581m x 3.638m)

A generously sized room, perfect for family living and entertaining. Bi-folding doors open to a private, enclosed garden, creating a seamless indoor-outdoor flow. Skylights flood the space with natural light, enhancing its bright and airy feel. Window to rear. Radiator.

Cloakroom

5' 11" x 2' 11" (1.80m x 0.89m)

WC and sink. Window to side. Radiator.

Landing

13' 3" x 6' 6" (4.047m x 1.971m)

Spacious landing with airing cupboard, loft access and window to front.

Bedroom 1

12' 8" x 9' 1" (3.870m x 2.768m)

Good size double room with fitted wardrobes. Window to rear. Radiator.

Bedroom 2

10' 5" x 9' 2" (3.170m x 2.790m)

Double room with dual aspect windows to rear and side. Radiator.

Bedroom 3

10' 5" x 6' 7" (3.174m x 2.016m)

Window to front. Radiator.

Bedroom 4

8' 8" x 6' 7" (2.654m x 1.995m)

Window to front. Radiator.

Bathroom

6' 6" x 5' 6" (1.969m x 1.667m)

Modern bathroom with WC and sink. Bath with shower over. Window to rear. Heated towel rail.

Outside

Rear Garden

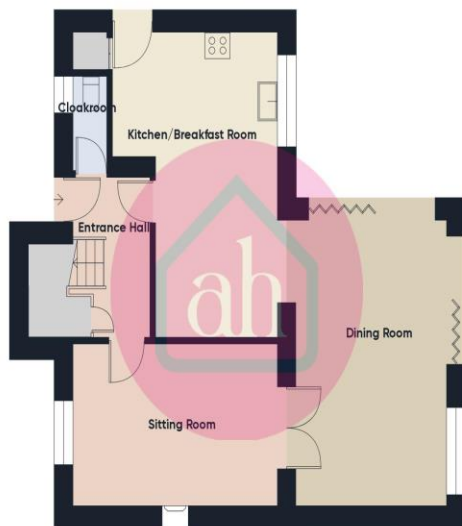
A private enclosed garden mainly laid to lawn featuring two patio seating areas perfect for outdoor relaxation and entertaining. The garden also benefits from a dedicated study. Gated side access to side.

Study

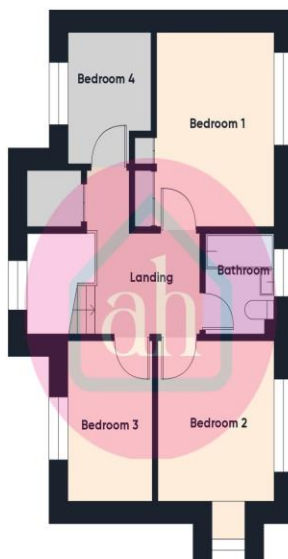
French doors to patio seating area. Window to side.

Front

Shingle driveway for ample parking. Gated access to rear.



Ground Floor



Floor 1

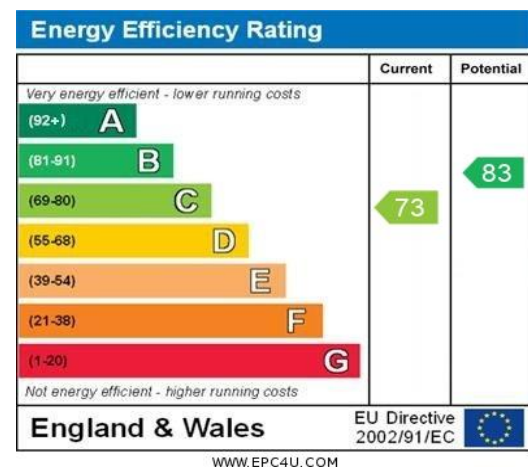
Approximate total area⁽¹⁾
1164.55 ft²

(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.