



- A smart and modern detached house located on a popular modern development
- Entrance hall leading into a light and airy lounge to front with pleasant aspect
- Attractive kitchen dining room with patio doors opening onto garden
- Separate home office / playroom, ground floor cloakroom and store cupboard
- Three decent sized bedrooms, ensuite and family bathroom
- Private drive parking, partial garage now store, sunny and enclosed rear garden



"A smart three-bedroom detached house located on a popular modern development, separate home office/playroom, kitchen diner opening onto garden and ample private drive parking".

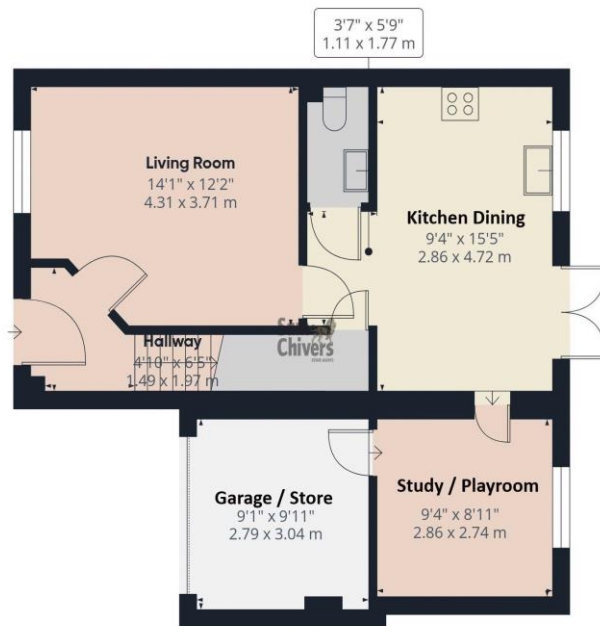
The accommodation comprises entrance hall. Light and airy lounge to front. Attractive kitchen dining room with patio doors opening onto the rear garden. There is a separate home office/play room accessed from the kitchen with window overlooking rear garden and door into the remaining garage space / store. Handy ground floor cloakroom and useful storage cupboard. On the first floor are three decent sized bedrooms, ensuite shower room and family bathroom with shower over bath. Gas central heating and double glazing.

Outside to front is a lawn garden enclosed by a mature hedge and a private side driveway providing parking for two cars in tandem. Gated access to the right of the property leads into a fully enclosed rear garden with patio area and steps leading to lawn and sunny decked patio area. The property enjoys a pleasant open aspect to front and there is a childrens play park adjacent.

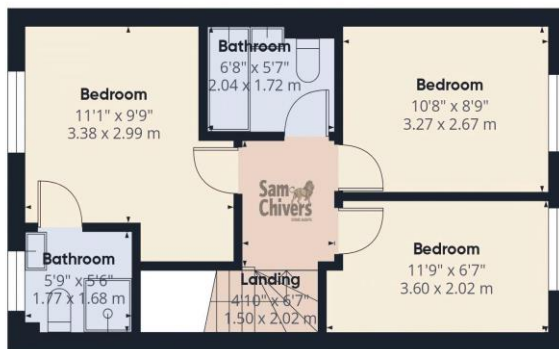
AGENTS NOTE: There is an annual management fee paid to Remus managemet of £218.00 as at 2026.

**Tenure:** Freehold. **Council Tax Band:** D.





Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
978 ft<sup>2</sup>  
90.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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These sales particulars provide an approximate guide and form no part of a contract. It is the purchaser's responsibility to satisfy themselves that the property has been accurately described and that all fixtures and apparatus are functioning correctly. Your home may be at risk if you do not keep up repayments secured against it.