





\*\*\*\* MODERN DETACHED PROPERTY IN POPULAR LOCATION \*\*\*\* Well proportioned family home offering a hall and guest cloakroom, lounge and a family or dining area, fitted dining kitchen. Four bedrooms, en suite and a family bathroom. Long side drive, single garage and an enclosed rear garden with artificial grass.



## HALL

Entrance door into the hall, radiator, stairs to the first floor and doors to -

## CLOAKROOM

Low flush wc, wash hand basin, radiator and upvc double glazed window.

## LOUNGE

Upvc double glazed windows to the front and side elevations, radiator and open through to -

## FAMILY/DINING AREA

Radiator, upvc double glazed doors onto the garden and a door to the kitchen.

## KITCHEN DINER

Fitted wall mounted, base and drawer units with work surfaces and a sink and drainer unit. Fitted oven and hob with extractor, Integrated fridge freezer and dish washer. Double glazed windows to the rear and side elevations, radiator, under stairs storage cupboard and a door to the garden.

## FIRST FLOOR LANDING

Doors to -

## BEDROOM 1

Built in wardrobes, radiator, upvc double glazed window and a door to -

## EN SUITE

Enclosed shower, low flush wc, wash hand basin, radiator and upvc double glazed window.

## BEDROOM 2

Upvc double glazed window and radiator.

## BEDROOM 3

Upvc double glazed window and radiator.



## BEDROOM 4

Upvc double glazed window and radiator.

## BATHROOM

Panel enclosed bath, low flush wc, wash hand basin, radiator and upvc double glazed window.

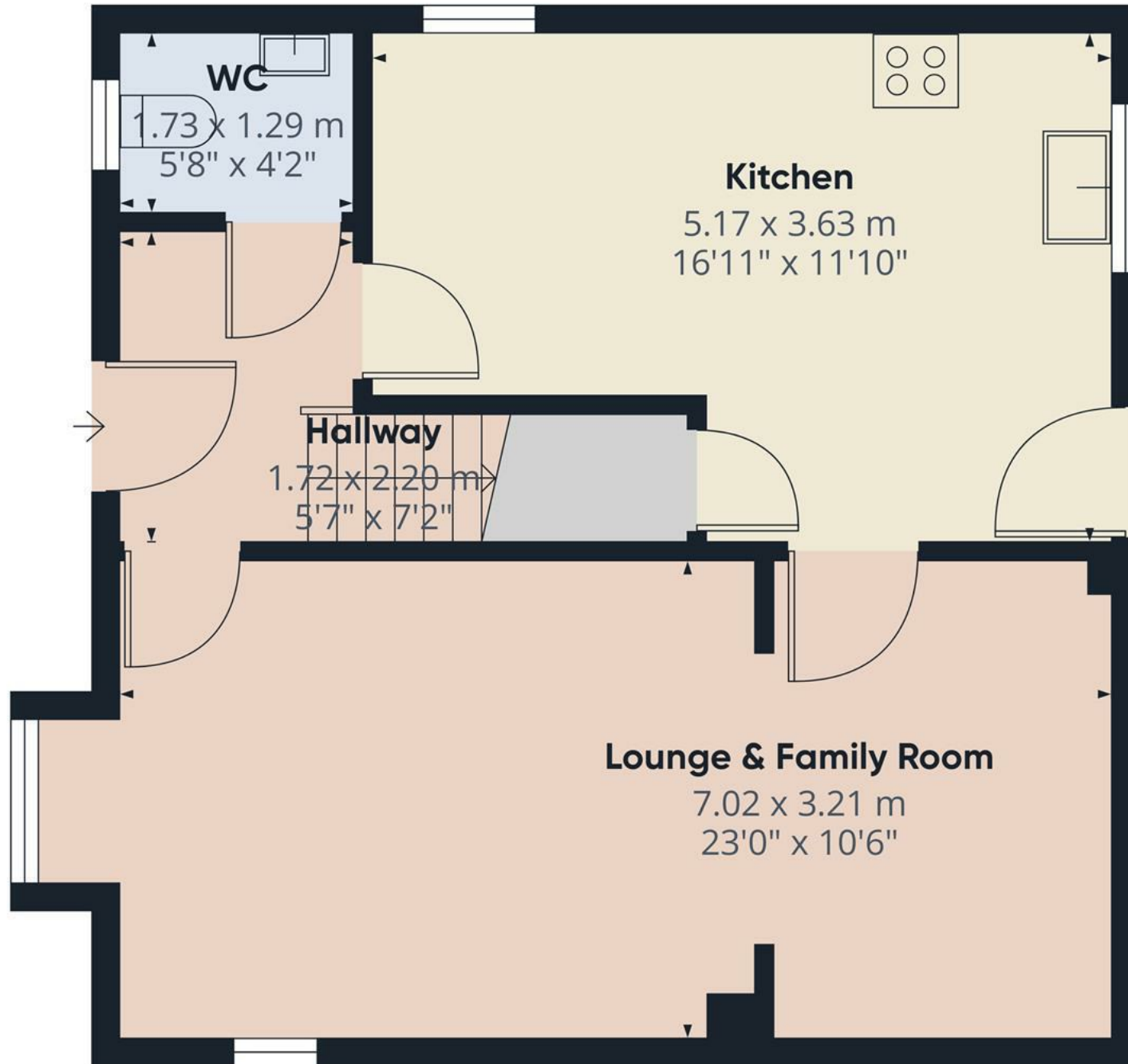
## OUTSIDE

Long side drive with gated access to the enclosed rear garden with artificial grass. Single garage with up and over door.









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

48.4 m<sup>2</sup>  
522 ft<sup>2</sup>

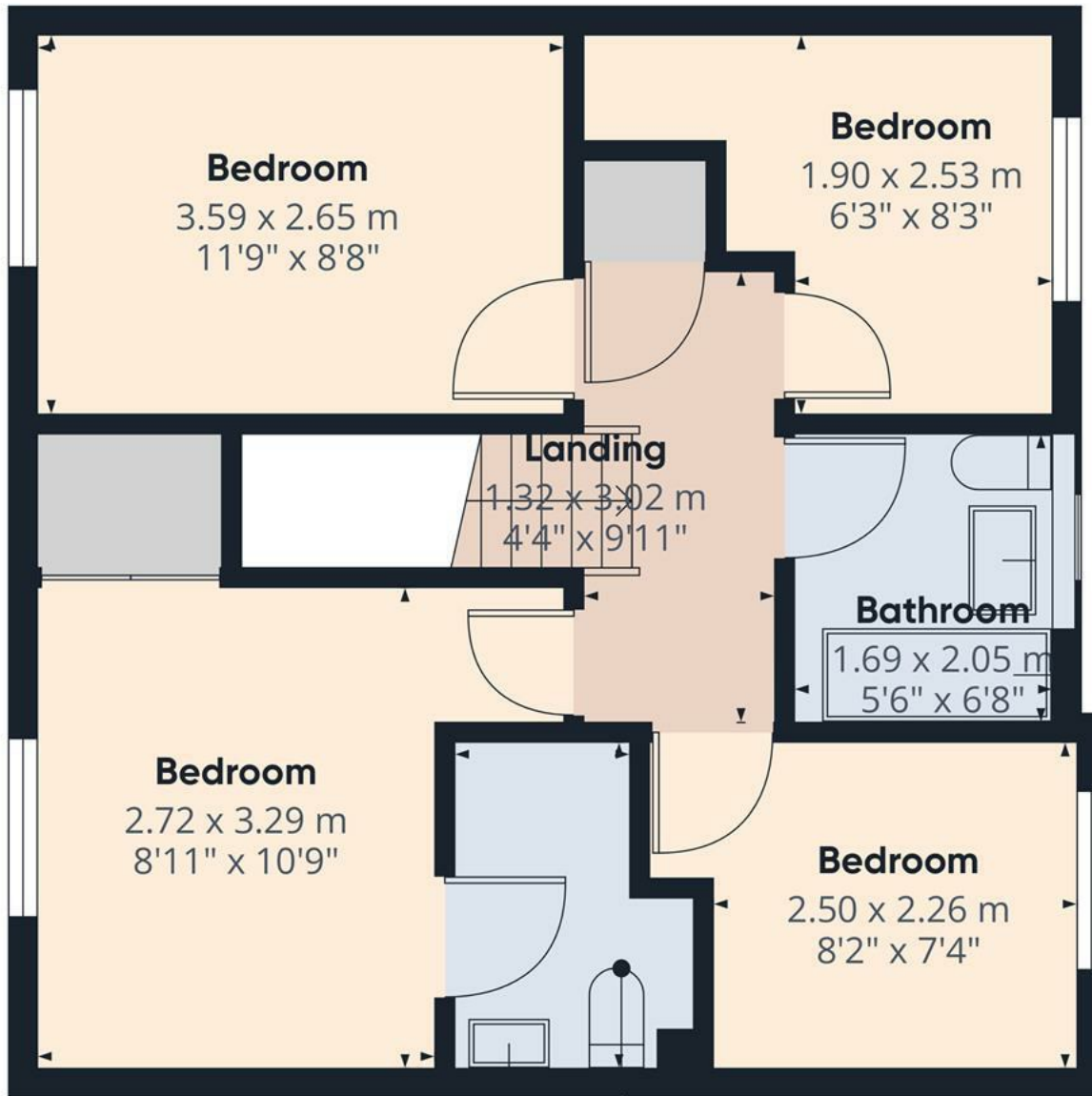
(1) Excluding balconies and terraces

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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Floor 0



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

44.7 m<sup>2</sup>  
481 ft<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 1

