





Property Description

Presented in immaculate condition throughout, this impressive four-bedroom detached family home offers generous and well-planned accommodation, perfectly suited to modern family living. Situated in a desirable location, the property benefits from a driveway and garage positioned to the side, along with a private rear garden.

On entering the property, you are greeted by a spacious hallway with stairs rising to the first floor and a versatile open area, ideal for a home office or study space. A guest cloakroom completes the entrance. To the front, the lounge enjoys a bay window, filling the room with natural light, while to the rear, the stunning kitchen/dining room forms the heart of the home. Complete with a central island and doors opening onto the garden, this space is perfect for entertaining and family life. A separate utility room provides further convenience.

The first floor comprises four well-proportioned bedrooms, with the principal bedroom featuring its own en-suite shower room, in addition to the modern family bathroom.

Externally, the property enjoys a neatly landscaped rear garden with a paved patio area-ideal for outdoor dining and relaxation-alongside a lawn and a personal door giving access to the garage. To the front, there is driveway parking leading to the garage.

Offered for sale with no onward chain, this

beautifully maintained home is ready to move straight into and is an excellent choice for families seeking both style and practicality

Approach

Via pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor, tiled flooring a radiator and a double glazed window to front elevation. With doors to the lounge, downstairs cloakroom and the kitchen/dining room.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, a radiator, tiled flooring and a double glazed window to side elevation.

Lounge

15' 2" max into bay x 10' 8" (4.62m max into bay x 3.25m)

Spacious, light and airy bay-fronted lounge. Consisting of a television point, radiator and laminate flooring.

Kitchen/Dining

13' 2" x 21' 6" (4.01m x 6.55m)

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a stainless steel sink and drainer unit. Integrated appliances include; a double electric oven, a dishwasher and a fridge/freezer. Benefitting from a central island incorporating an electric

hob with cooker hood over. Having a radiator, an under stairs storage cupboard, ceiling spotlights, a double glazed window to rear elevation, Bi-fold doors leading to the garden and a door to the utility room.

Utility Room

4' 1" x 6' 6" (1.24m x 1.98m)

Fitted with wall and base units and providing space for a washing machine, with a radiator.

First Floor

Landing

The stairs lead from the hallway. There is access to the loft, a radiator and doors to all bedrooms and the family bathroom.

Master Bedroom

11' 2" into wardrobes x 17' 3" max (3.40m into wardrobes x 5.26m max)

Generously sized double bedroom having a television point, a radiator, a double glazed window to front elevation and a door to;

En-Suite

Modern three piece suite fitted with a wash hand basin, shower cubicle and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail and an extractor fan.

Bedroom Two

8' 2" max x 13' 6" max (2.49m max x 4.11m max)

Double bedroom benefitting from storage over the stair bulk head, a radiator and a double glazed window to front elevation.

Bedroom Three

11' 4" max x 9' 9" max (3.45m max x 2.97m

max)

Double bedroom with a radiator and a double glazed window to rear elevation.

Bedroom Four

12' 6" RHH x 9' 6" max (3.81m RHH x 2.90m max)

Double bedroom having a radiator and a double glazed window to rear elevation.

Bathroom

Modern three piece suite fitted with a wash hand basin, bath with mixer taps and shower over and a low level W/C. Having partly tiled walls, tiled flooring, a heated towel rail, a shaver point, ceiling spotlights and a double glazed window to side elevation.

Outside

Front Of The Property

Driveway to the side of the property providing off road parking, with access to the garage.

Rear Garden

Beautifully maintained garden being mainly laid to lawn and wall and fence enclosed. Benefiting from a patio area and a door leading to the garage and side gate to the driveway.

Garage

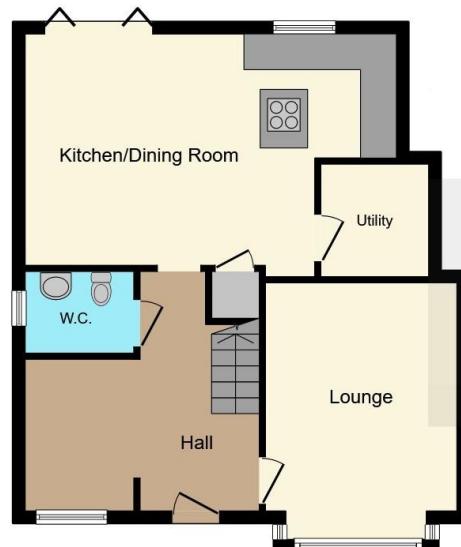
21' 6" x 13' 9" (6.55m x 4.19m)

Having power, light and an up and over door, with a door leading to the garden.





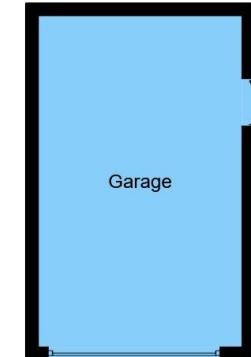




Ground Floor



First Floor



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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 Band: F

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