



This beautifully presented family home is a perfect example of what a modern detached property can really offer if you are lucky enough to find the right model in the right location. It's easy to see why the current owners purchased this particular plot from new, which overlooks a tree-lined green. Since then they have taken an already impressive design and invested further in upgrades and improvements to the popular Kendal design, which includes four double bedrooms.

The ground floor briefly comprises both a lounge overlooking the green and a family/playroom, together with a dining kitchen which spans the width of the rear and overlooks the garden, plus a cloakroom. The aforementioned four bedrooms occupy the first floor together with an en-suite shower room and a bathroom.

The full scheme of improvements that the owners have completed is perhaps too numerous to mention here, but particular highlights include parquet-style LVT flooring through the hallway, kitchen and cloakroom, new décor throughout including feature panelling and the rear garden landscaping, which features a professionally installed bespoke play area with inground trampoline and an extensive sandstone patio with Pergola and feature lighting.

For many viewers the lovely view over the green to the front will prove particularly appealing, ideal for families and dog-owners alike and it's an outlook which makes the property feel very different from similar properties on modern developments. Finally, a note on the redesigned driveway which can accommodate three vehicles comfortably; it's another example of the sellers continued investment in this really lovely home.

- Beautifully Presented Four Double Bedroom Family Home
- Overlooking A Tree-Lined Green At The End Of a Cul-de-Sac
- Lounge, Family/Play Room* & Dining Kitchen
- Cloakroom, En-suite Shower Room & Bathroom
- Upgraded & Improved Throughout
- Landscaped Garden With Play Area & Pergola With Feature Lighting
- Gas-Fired Central Heating. Tenure: Freehold. Council Tax 'D'. EPC 'B' 84

* The family room conversion has utilised part of the garage space, now currently used for storage.







Entrance – Via canopy porch with light and a part-glazed door leading into the **Entrance Hall** - Having stairs to the first floor, radiator, heating controls, feature wall panelling with coat hooks and parquet-style luxury vinyl tiled flooring. Doors are arranged off the entrance hall to:

Cloakroom – With low-profile WC, vanity basin with mixer tap and tiled splashback, heated towel rail and feature panelling to waist height.

Dining Kitchen 7.30m x 2.66m (23'11" x 8'9") – Enjoying a south-easterly aspect, the kitchen is a wonderfully light and inviting space, with both a window and French doors overlooking and opening onto the garden. Neutral, contemporary décor and a continuation of the parquet-style LVT flooring further enhance the bright and airy feel. Spanning the width of the property affords the kitchen ample dining space to one end, whilst fitted units comprise a range of cupboard and drawers units at both base and eye level, complemented by work surfaces incorporating an inset one-and-a-half bowl stainless steel sink and drainer with mixer tap. Integrated appliances include a four-ring gas hob with extractor canopy above and oven below, fridge/freezer and slimline dishwasher. Understairs cupboard and radiator.

Lounge 4.25m x 3.16m (13'11" x 10'4") – The lounge features two uPVC windows with lovely views over the neighbouring green. Radiator, TV/ Sky connectivity.

Family/ Play Room 3.14m x 2.52m (10'4" x 8'3") – Though currently used as a play room, this room would clearly serve a variety of uses and could be ideal for viewers working from home. uPVC window to the side, concealed boiler and a radiator. Note that this room utilises part of the garage space, now used for storage.

First floor landing – Has loft access, uPVC window to the side and a built-in cupboard. Doors are arranged off the landing to:

Master Bedroom 4.08m x 3.42m (13'5" x 11'3") - The first floor benefits from having four double bedrooms, with this room feeling particularly spacious with two windows overlooking the tree-lined green, feature wall-panelling and an en-suite shower room.

En-suite Shower Room – The en-suite comprises a contemporary white suite of tiled shower enclosure, low profile WC and pedestal hand basin with mixer tap and tiled splashback. Heated towel rail and uPVC obscured window to the side.

Bedroom Two 4.25m x 3.15m (13'11" x 10'4") - Also a good sized double bedroom with two uPVC windows, bedroom two shares the lovely open view over the neighbouring green. Radiator.

Bedroom Three 2.74m x 2.69m (9'0" x 8'10") – With uPVC window overlooking the rear garden. Radiator.

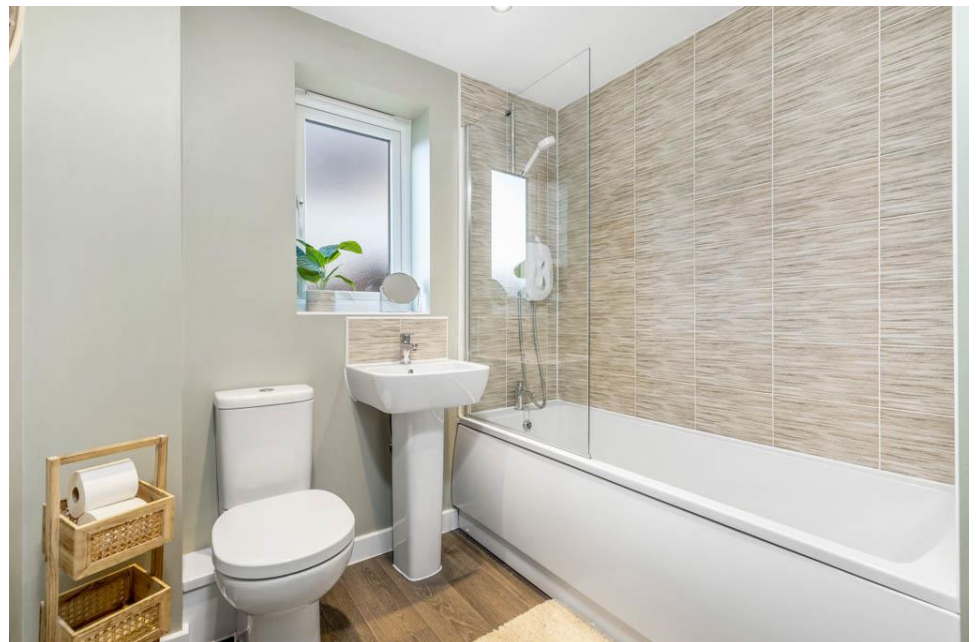
Bedroom Four 2.98m x 2.30m (9'9" x 7'7") – A fourth double bedroom with window to the rear, overlooking the rear garden. Radiator.

Bathroom – The bathroom features a contemporary white suite comprising a pedestal hand basin with mixer tap and splashback tiling, low-profile WC and a panel bath with mixer tap, tiled surround and Mira shower. Heated towel rail and uPVC obscured window to the rear.

Outside – The front of the property comprises a particularly wide tarmac driveway which can accommodate three vehicles. There is also an up/over door for access to the remaining garage space 2.57m x 1.56m (8'5" x 5'1") and a paved footpath extends alongside the property to provide gated access to the rear.

The enclosed rear garden is another example of the owners investment and attention to detail - thoughtfully designed with family life in mind and offering a wonderful balance of space for children to play and adults to relax and entertain. An extensive Indian sandstone patio incorporates a two-sided pergola with feature lighting, providing welcome shade during the warmer months and an inviting setting for family barbecues, alfresco dining and relaxing on evenings. The remaining space comprises, a neatly shaped and edged lawn and a professionally installed play area with inground trampoline for younger family members. Attractive raised pebble borders and panel fencing complete this lovely family garden, which also benefits from security lighting and an outside tap.



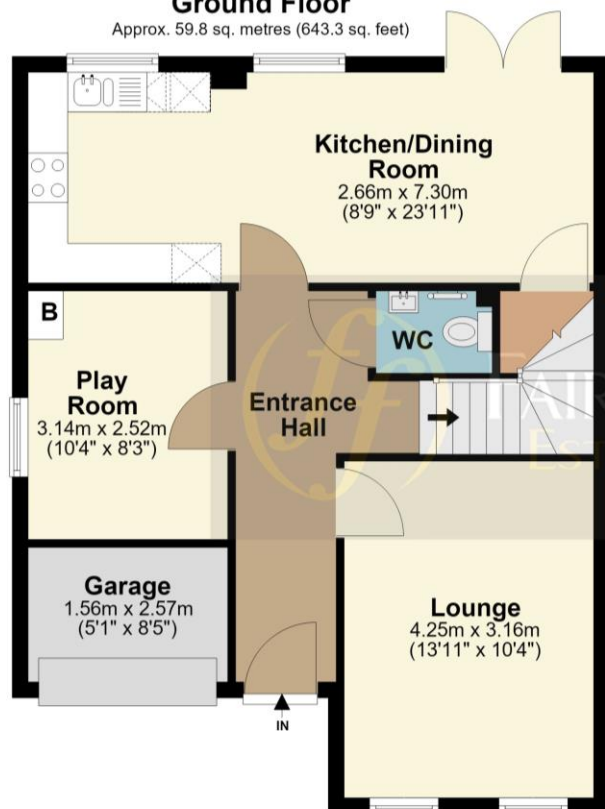






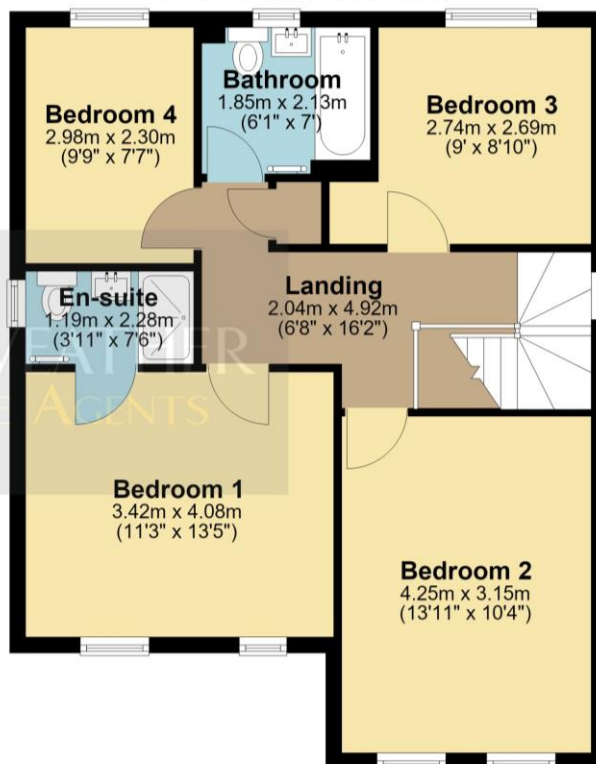
Ground Floor

Approx. 59.8 sq. metres (643.3 sq. feet)



First Floor

Approx. 61.4 sq. metres (660.6 sq. feet)



Total area: approx. 121.1 sq. metres (1303.9 sq. feet)

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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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