





On entering the property, a porch leads into the entrance hallway, which provides access to most rooms. A large dining room to the front aspect measures 19'11" x 12'4" and opens into the main lounge, a generous 23'10" x 12'4" space with double doors leading out to the rear garden.

The fitted kitchen overlooks the rear garden and measures 18'9" x 12'11". It includes a range of integrated appliances such as an electric oven, gas hob, fridge freezer, dishwasher, and microwave/grill, along with ample storage units and a separate large cupboard. Adjoining the kitchen is a spacious utility room housing the boiler, an additional sink, and further storage units.

Completing the ground floor is a guest cloakroom and an office/study to the front aspect. This room is well finished and benefits from two windows, creating a bright workspace. On the first floor, there are four double bedrooms, two of which benefit from en-suite shower rooms, along with a separate family bathroom.

Bedroom one measures 13'9" x 12'4" and features multiple fitted wardrobes within the dressing area, as well as an en-suite shower room.

Bedroom two measures 11'3" x 8'11" and includes fitted wardrobes and its own en-suite shower room.

Bedroom three is a generous 14'2" x 12'11" and also features multiple fitted wardrobes. Bedroom four is another spacious double at 14' x 12' and is currently used as a crafts room / workspace.

The family bathroom is well-appointed and tiled from floor to ceiling. It incorporates a bath, separate shower with glass doors, and a heated towel rail. A sink, vanity unit, and toilet complete the suite.

Externally, the property enjoys a well-maintained south-facing rear garden measuring approximately 75ft in length. It features a large patio area, a lawn, and a detached garage with separate rear access, along with planning permission for a triple-garage replacement.

To the front, the property benefits from a paved carriage driveway providing parking for multiple vehicles, as well as side access to the rear garden.

