



- A detached family home located on a popular modern development
- Entrance hallway, ground floor cloakroom, lounge with bay window to front
- Spacious kitchen dining room with patio doors onto garden
- Four bedrooms, master ensuite and family bathroom
- Extensive private drive leading to a good-sized garage
- Fully enclosed, low maintenance and secure rear garden



"A modern four-bedroom detached house boasting a feature kitchen dining room, extensive private drive to garage and an extremely private and secure rear garden".

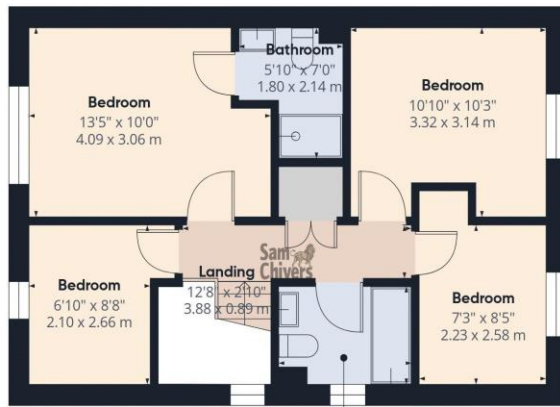
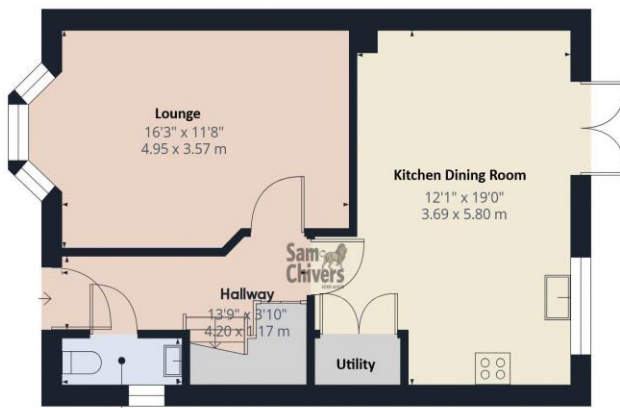
The accommodation which is arranged over two floors comprises entrance hallway with handy cloakroom and store cupboard. The lounge situated to the front has a bow bay window overlooking a shrubbed garden enclosed by railings. To the rear of the property is a spacious kitchen dining room with a good range of fitted units, ample space for a table, patio doors onto garden and a double door utility cupboard. On the first floor there are four bedrooms, an ensuite to the master bedroom and a family bathroom.

Outside to front is a level enclosed garden, to side an extensive private drive leading to a very good-sized garage with power and lighting. To the rear is a fully enclosed low maintenance garden which has been paved and gravelled and is extremely secure and private.

Management fee: £251.69 annually to Pinnacle

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





Approximate total area<sup>(1)</sup>  
1255 ft<sup>2</sup>  
116.5 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.

GIRAFFE360

Floor 1 Building 1



www.samchiversproperty.co.uk



Sam Chivers Estate Agents



@samchiversestateagents



@samchiversproperty



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		

Sam Chivers Estate Agents can also provide independent mortgage and conveyancing recommendations should you require such a service. Please contact our office on 01761 411020 or email us at [sales@samchiversproperty.co.uk](mailto:sales@samchiversproperty.co.uk)

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.