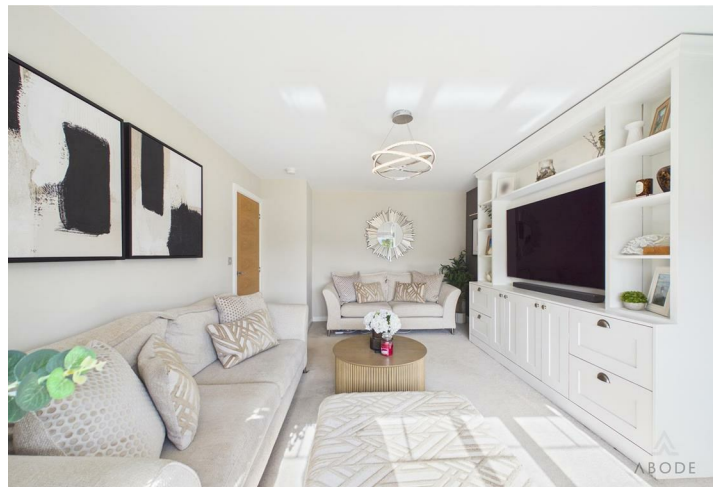






A well-presented four-bedroom detached home built by Bellway, occupying a generous plot with attractive open views to the front. The current owners have maintained and styled the property to a high standard throughout, creating a modern and ready-to-move-into home. The property benefits from a spacious layout, a large rear garden, and a tucked-away position with a pleasant outlook over green space.



## Accommodation

### Ground Floor

The accommodation opens into a welcoming entrance hallway with stairs rising to the first floor and access to a ground floor WC. From the hallway, doors lead through to the principal reception rooms.

The living room is positioned to the front of the property and is a well-proportioned space, benefiting from a bay window which takes full advantage of the open outlook.

To the rear, the property opens into an impressive kitchen diner spanning the width of the house. The kitchen is fitted with a range of modern wall and base units with integrated appliances and ample worktop space. There is a clearly defined dining area with French doors opening out onto the rear garden, allowing for plenty of natural light and creating a great space for both everyday living and entertaining.

### First Floor

The first-floor landing gives access to four bedrooms and the family bathroom.

The master bedroom is a generous double room and benefits from its own en-suite shower room. Bedroom two is also a good-sized double, whilst bedrooms three and four provide further well-proportioned rooms, ideal for family use, guests or a home office.

The family bathroom is fitted with a three-piece



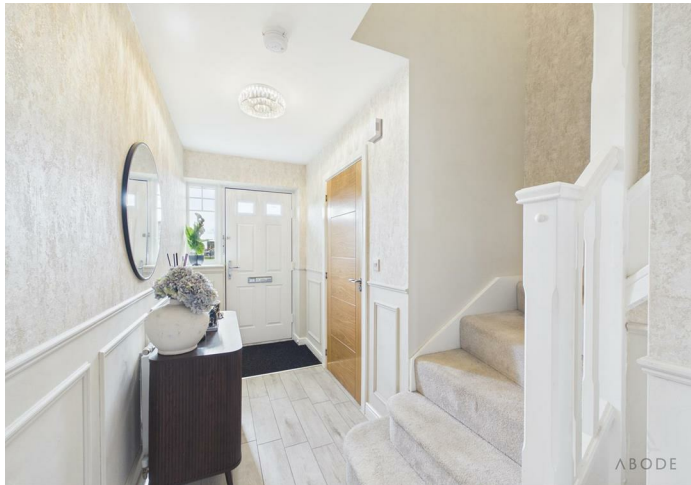
suite including a bath with shower over, finished in a modern style.

### Outside

To the front, the property sits behind a block-paved driveway providing extensive off-street parking, alongside a lawned fore garden. A key feature of the home is the open aspect to the front, overlooking green space which gives a more private and less overlooked feel.

The rear garden is a particularly good size and has been







thoughtfully landscaped to include a paved patio seating area, raised planters, and a well-maintained lawn. There is also useful side access and additional gravelled space to the side of the property, enhancing the overall plot size.



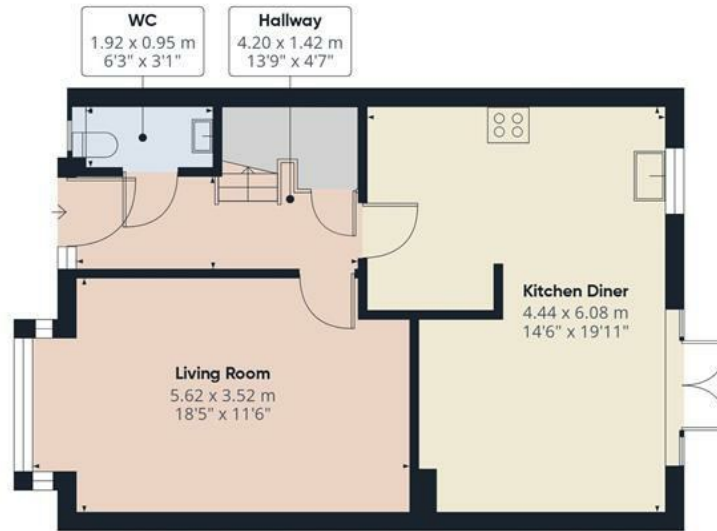




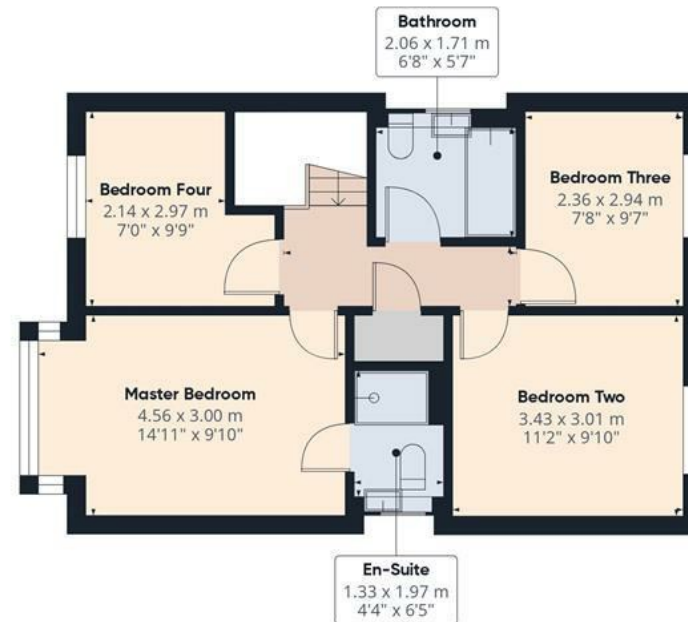








Floor 0



Floor 1

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

104 m<sup>2</sup>

1119 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.

GIRAFFE360







| Energy Efficiency Rating                    |                                                                                                               |           |
|---------------------------------------------|---------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                       | Potential |
| Very energy efficient - lower running costs |                                                                                                               |           |
| (92 plus) <b>A</b>                          |                                                                                                               |           |
| (81-91) <b>B</b>                            |                                                                                                               |           |
| (69-80) <b>C</b>                            |                                                                                                               |           |
| (55-68) <b>D</b>                            |                                                                                                               |           |
| (39-54) <b>E</b>                            |                                                                                                               |           |
| (21-38) <b>F</b>                            |                                                                                                               |           |
| (1-20) <b>G</b>                             |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC  |           |