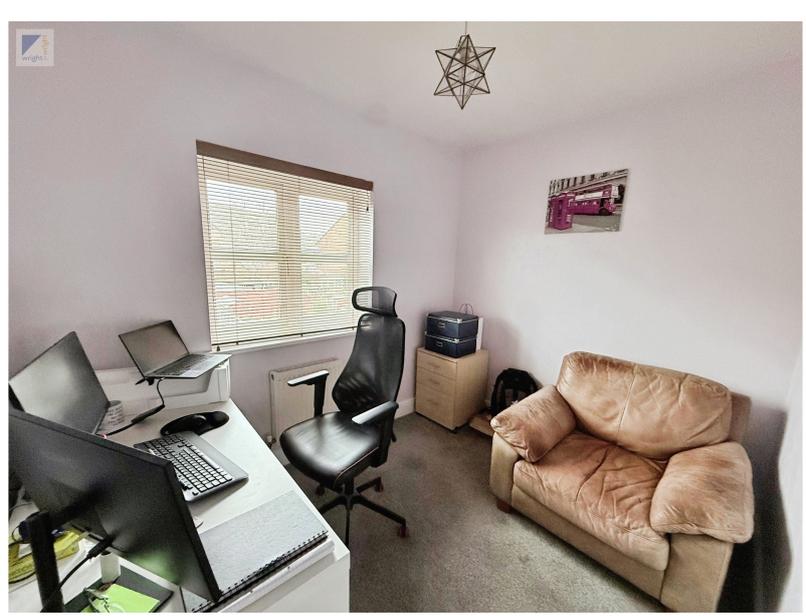




Discover the perfect blend of modern living and convenience with this spacious four-bedroom detached residence, ideally located in a highly sought-after area known for its excellent schools and easy commuting options. This contemporary home features uPVC double glazing, a fully equipped kitchen with Bosch appliances, and an efficient central heating system for year-round comfort. The layout includes an inviting enclosed porch, a welcoming hallway, a cloakroom/wc, a generous lounge, and a spacious dining kitchen with a utility room. Upstairs, you'll find four well-proportioned bedrooms, including a master suite with an en-suite bathroom, complemented by a family bathroom for the remaining rooms. Additional highlights include a single garage, a double-width driveway, and beautifully maintained gardens to the front and rear, making this property an exceptional opportunity for families and professionals alike.



Entrance Porch

having ceiling light point, radiator and tiled flooring.

Hallway

having ceiling light point, coving to ceiling, radiator and built in storage cupboard.

Cloakroom/WC

having uPVC double glazed window, ceiling light point, radiator, two piece suite comprising low level flush wc and wash hand basin.

Lounge 3.52m x 3.39m (11' 7" x 11' 1")

having uPVC double glazed bay window to front aspect, ceiling light point, coving to ceiling, two radiators, television aerial point, marble effect fireplace with matching hearth and inset gas fire.

Dining Kitchen**Dining Area** 3.31m x 2.79m (10' 10" x 9' 2")

having uPVC double glazed French doors to rear, ceiling light point, radiator and coving.

Kitchen Area 3.51m x 2.77m (11' 6" x 9' 1") *Max Measurements*

having uPVC double glazed window to rear, five inset lights, radiator, Karndean flooring, range of matching wall and base units with work surfaces over, Bosch appliances including induction hob, extractor hood, built in oven, dishwasher, freezer and separate full height fridge. Door to...

Utility 1.65m x 1.62m (5' 5" x 5' 4")

having part glazed door to side, ceiling light point, radiator, range of matching units with work surfaces, Bosch washing machine, Karndean flooring, and central heating boiler.

First Floor Landing

having uPVC double glazed window to side, ceiling light point, loft access, radiator and airing cupboard housing hot water cylinder. Doors off.

Master Bedroom 3.54m x 3.41m (11' 7" x 11' 2")

having uPVC double glazed window to front, ceiling light point, radiator, built in double cupboard and door to...

Fully Tiled En-Suite 1.88m x 1.65m (6' 2" x 5' 5")

having uPVC double glazed window, inset spot lights, heated towel rail, motion sensor lit vanity mirror, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

Bedroom Two 3.44m x 2.84m (11' 3" x 9' 4")

having uPVC double glazed window to front, ceiling light point, radiator, built in double cupboard.

Bedroom Three 3.21m x 2.38m (10' 6" x 7' 10")

having uPVC double glazed window to front, ceiling light point and radiator.

Bedroom Four 2.88m x 2.27m (9' 5" x 7' 5")

having uPVC double glazed window to front, ceiling light point and radiator.

Fully Tiled Family Bathroom 2.37m x 2.08m (7' 9" x 6' 10")

having two uPVC double glazed windows, four inset lights, tiled flooring, radiator, four piece suite comprising low level flush wc, wash hand basin, side panelled bath and separate shower cubicle.

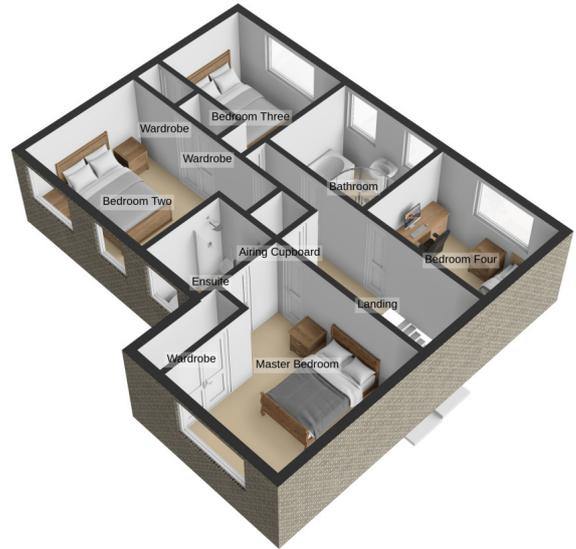
Outside

Off road parking provided to front via tar macadam drive, and further block paved area to side with access to SINGLE GARAGE with up & over door, light, power and tv aerial point min measurements are 5.37m x 2.40m (17' 7" x 7' 10"). Gated access to enclosed rear garden with full width paved patio, further decked patio and lawn area with borders.

Ground floor
613 sq.ft. (57.0 sq.m.) approx.



1st floor
543 sq.ft. (50.5 sq.m.) approx.



Total Floor Area : 1156 sq.ft. (107.4 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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