





## Property Description

This stunning and exceptionally modern four-bedroom, extended semi-detached home offers spacious and versatile accommodation throughout, finished to a high standard and ideal for contemporary family living. This beautifully presented home combines modern design with generous living space and must be viewed to be fully appreciated.

To the ground floor, the property comprises a welcome living room and an impressive open-plan kitchen diner, perfect for entertaining and everyday family life, completed by a separate utility room and a convenient downstairs WC. The ground floor also benefits from a generous double bedroom with a stylish en-suite shower room, providing ideal guest accommodation or flexible multi-generational living.

To the first floor are three further well proportioned bedrooms along with a modern family bathroom. The superb loft space creates an additional spacious bedroom, offering excellent versatility as a principal suite, guest room or home office space.

Externally, the property boasts a large driveway providing ample off-road parking, together with a substantial rear garden offering excellent outdoor space for families, entertaining and relaxation. The garden further benefits from a well-built outbuilding, complete with fully fitted electrics, making it ideal for use as a home office, gym, workshop or additional entertaining space.

## Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

## Entrance Hallway

Doors leading living room and ground floor bedroom. Stairs leading to first floor landing.

## Living Room

13' 9" x 13' 7" ( 4.19m x 4.14m )

Double glazed window to front of property. Electric fire place and porcelain tiled flooring. Radiator and ceiling light point. Door leading to kitchen.

## Kitchen

18' 1" x 11' 11" ( 5.51m x 3.63m )

Wall and base units with oak work tops over and tiled splashbacks. Integrated hob with cooker hood, integrated oven and grill. Space for fridge freezer. Breakfast bar and space for dining table. Double glazed french doors to garden and double glazed windows to rear. Porcelain tiled flooring, radiator and ceiling light point. Doors leading to utility and downstairs wc.

## Utility

8' 2" x 7' 10" ( 2.49m x 2.39m )

Sink and drainer. Base and wall units with oak work tops. Tiled splash back and laminate flooring. Plumbing for washing machine and

space for tumble dryer. Porcelain tiled flooring, radiator, ceiling light point and double glazed window to side of property.

## Downstairs Wc

WC, wash hand basin with cupboard over. Tiled splash back. Ceiling light point and porcelain tiled flooring.

## Bedroom One

Irregular Shaped Room 11' 9" x 13' 9" ( 3.58m x 4.19m)

Double glazed window to front of property. Integrated wardrobe and storage units. Porcelain tiled flooring, ceiling light point and radiator.

## Ensuite

Tiled floor to ceiling. Walk in shower, WC and wash hand basin. Double glazed window to side, ceiling light point and radiator.

## First Floor Landing

## Bedroom Two

10' 10" x 9' 10" ( 3.30m x 3.00m )

Double glazed window to front, radiator and ceiling light point. porcelain tiled flooring.

## Bedroom Three

11' 2" x 8' 2" ( 3.40m x 2.49m )

Double glazed window to rear. Storage cupboard and laminate flooring. Ceiling light point and radiator.

## Bedroom Four

6' 11" x 10' 10" ( 2.11m x 3.30m )

Double glazed window to front. Storage cupboard. Porcelain tiled flooring, radiator and ceiling light point.

## Family Bathroom

Bath tub with shower over head. WC and wash hand basin. Double glazed window to rear.

## Loft Space

Irregular Shaped Room x ( x )

Stairs leading to room from first floor landing. Storage cupboard. Double glazed sky light, ceiling light point and carpet.

## Outside

Front:

Driveway for ample parking.

Rear:

Landscaped rear garden with fully powered outbuilding.







To view this property please contact Connells on

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EPC Rating: C    Council Tax  
Band: A

Tenure: Freehold

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