



RESIDENCE

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## 5 Bedrooms | 1 Public Room | 4 Bathrooms



This beautifully presented and exceptionally finished five-bedroom detached villa is of the Darroch house type by Cala Homes.

The property has been stylishly modernised and upgraded throughout, offering a perfect blend of contemporary design, comfort and practical family living. The lounge features a striking media wall, creating a stylish focal point and a wonderful space to relax and unwind.

Presented in true show home condition, the property benefits from high-quality features including glass balustrades, a mirrored glass splashback in the kitchen and contemporary lighting, all contributing to its sophisticated modern finish. The home provides almost 2,000 square feet of thoughtfully designed living space, perfectly suited to the demands of modern family life. At the heart of the home is the stunning open-plan kitchen, dining and family area. This bright and welcoming space is ideal for both everyday living and entertaining, offering excellent room for cooking, dining and relaxing together. Bi-fold doors open directly onto the garden, creating a seamless connection between indoor and outdoor living.

Practical considerations have been carefully catered for, with the inclusion of a utility room, a downstairs WC and an integral garage, all helping to make day-to-day life comfortable and convenient.

Upstairs, the impressive landing leads to five generous bedrooms, providing exceptional flexibility for family life. The principal bedroom benefits from a private en-suite, while a second en-suite bedroom is ideal for guests or family members who prefer added privacy. The remaining bedrooms are served by a spacious, modern family bathroom finished to a high standard.

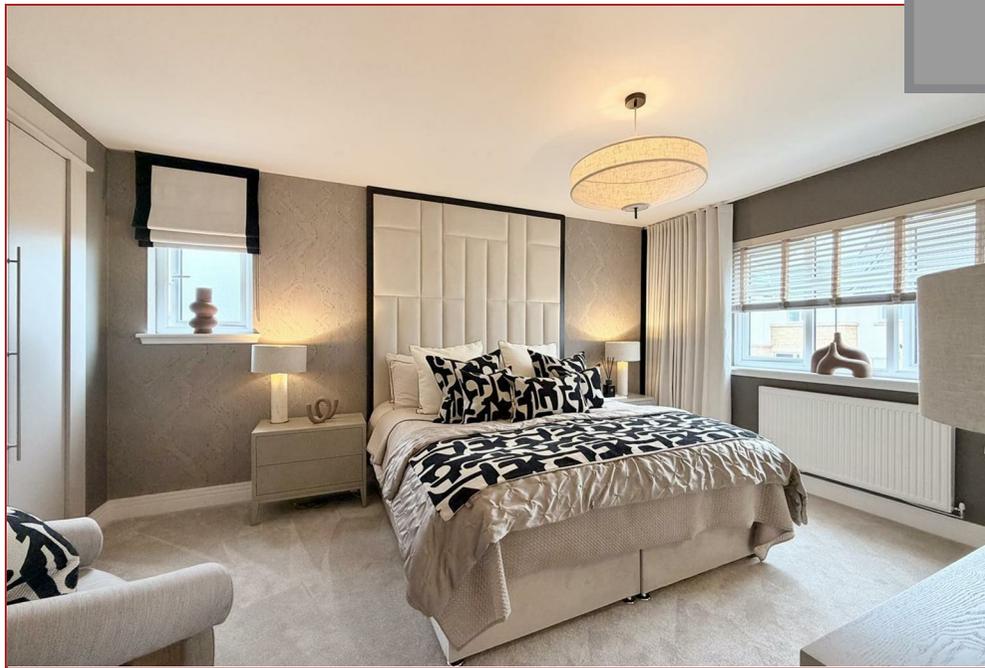
This wonderful home perfectly combines stylish contemporary living with practical family space and truly must be seen internally to be fully appreciated. Additional features include gas central heating, double glazing, a monobloc driveway, an integral garage and well-maintained gardens.



1959.00 sq ft | EER = B



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Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

Produced by Plush Plans Ltd

We believe these details to be accurate; however, they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.