

Offers Over £345,000





## Overview

- Rarely available detached villa in prime location
- Immaculately presented throughout
- Sought after Inshes Primary catchment area
- Lounge, kitchen/diner, 4 double bedrooms, bathroom, en suite, WC, office
- Enclosed garden, integral garage, drive with parking for 2 cars
- EPC Band B



## Description

Beautifully presented and offering generous, versatile accommodation over three floors, this four bedroom property is an ideal family home, combining modern design with flexible living spaces. On the ground floor, the welcoming hallway leads to a stylish open plan kitchen/diner, perfect for everyday living and entertaining. The kitchen is well-equipped with an integrated gas hob, electric oven, extractor, fridge/freezer, dishwasher and a freestanding washing machine. There is also a convenient WC and a highly practical office/gym space, created from half of the original integral garage. The remaining half of the garage provides a useful workshop/storage area. On the first floor, there is a bright and spacious lounge featuring a contemporary media wall and French doors giving direct access to the private rear garden, creating a lovely indoor/outdoor flow. This level also offers two bedrooms, one of which benefits from an en suite shower room and fitted storage. The top floor comprises two further double bedrooms with fitted storage, offering excellent flexibility for family, guests or home working, and a modern family bathroom. Externally, the property benefits from a driveway with space for two cars, and the home further enjoys gas central heating and double glazing throughout, ensuring year-round comfort and efficiency. This superb home offers generous accommodation, flexible spaces and modern finishes, making it an excellent opportunity for families or anyone seeking a well-designed home with room to grow. Early viewing is highly recommended.



## Room Dimensions

<b>Kitchen / Diner</b>	<b>(19' 10" x 12' 0") or (6.04m x 3.65m)</b>
<b>Office/Playroom</b>	<b>(9' 4" x 10' 6") or (2.84m x 3.20m)</b>
<b>Wc</b>	<b>(6' 9" x 3' 5") or (2.07m x 1.03m)</b>
<b>Lounge</b>	<b>(12' 4" x 20' 5") or (3.76m x 6.22m)</b>
<b>Principal Bedroom</b>	<b>(9' 11" x 13' 1") or (3.02m x 3.99m)</b>
<b>Principal Bedroom En Suite</b>	<b>(9' 6" x 7' 7") or (2.90m x 2.30m)</b>
<b>Bedroom 4</b>	<b>(7' 7" x 9' 6") or (2.31m x 2.90m)</b>
<b>Bedroom 2</b>	<b>(13' 3" x 11' 3") or (4.03m x 3.43m)</b>
<b>Bedroom 3</b>	<b>(9' 10" x 10' 7") or (3.00m x 3.22m)</b>
<b>Bathroom</b>	<b>(7' 7" x 6' 6") or (2.30m x 1.99m)</b>





#### Extras

All fitted floor coverings, fixtures and fittings, including all light fittings. Curtain poles and window blinds. Integrated appliances include the gas hob, electric oven, extractor, fridge/freezer and dishwasher. Free standing washing machine.

#### Services

Mains gas, electricity, water and drainage. Telephone and fibre broadband.

#### Council tax

Band F

#### Tenure

Freehold

#### Floor Area

146m<sup>2</sup>

#### Entry

By mutual agreement.

#### Viewing

Dont delay - get in touch with Tailormade Moves today to arrange a viewing



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