



PCMA
ESTATE AGENTS

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Offers In Excess Of £440,000

PCM Estate Agents proudly present an exceptional opportunity to acquire this DETACHED FOUR BEDROOM FAMILY HOME, tucked away in a peaceful cul-de-sac, with a block-paved driveway offering OFF ROAD PARKING for multiple vehicles, a GARAGE, and a BEAUTIFULLY LANDSCAPED GARDEN.

This home effortlessly blends practicality with elegance, offering modern comfort throughout, the house features gas central heating, double glazing, and well-appointed accommodation across two floors.

Upon entering, you are welcomed by a bright hallway with access to a convenient DOWNSTAIRS WC and ample storage. From here, the hallway leads to a DUAL ASPECT LIVING ROOM and a separate, MODERN KITCHEN-DINING SPACE, with French doors opening onto the serene garden. Upstairs, you will find FOUR GENEROUSLY SIZED BEDROOMS, with the master enjoying an EN-SUITE and fitted wardrobes, while a family bathroom serves the remaining three bedrooms.

The GARDEN is a true highlight, beautifully landscaped with a sandstone patio adjoining the property, providing ample outdoor space for al fresco dining and entertaining. The garden also boasts a lush lawn,

Perfectly positioned, this home is within easy reach of popular schools, local amenities, and transport links. A viewing is essential to truly appreciate all that this home has to offer, call the agents today to book your viewing.

DOUBLE GLAZED FRONT DOOR

Opening to:

WELCOMING ENTRANCE HALL

Double glazed obscured glass window to front aspect, large storage cupboard, door to hallway and further door to:

DOWNSTAIRS WC

Dual flush low level wc, vanity enclosed wash hand basin with mixer tap, part tiled walls, wood effect karndean flooring, double glazed obscured glass window to front aspect.

HALLWAY

Stairs rising to upper floor accommodation, under stairs storage cupboard, down lighting, coving to ceiling, radiator, wood effect karndean flooring, doors to:

DUAL ASPECT LOUNGE

20'1 x 10'9 (6.12m x 3.28m)

Coving to ceiling, wall lighting, fireplace, television point, radiator, double glazed window to front aspect and double glazed sliding patio doors to rear aspect.

KITCHEN-DINING ROOM

20' narrowing to 9'9 x 8'8 narrowing to 7'8 (6.10m narrowing to 2.97m x 2.64m narrowing to 2.34m)

L shaped room with down lights, wood effect karndean flooring, ample space for dining table, radiator, part tiled walls, dual aspect with double glazed window to side and further double glazed window to rear, double glazed French doors to rear providing views and access onto the garden. The kitchen is fitted with a matching range of eye and base level cupboards and drawers with soft close hinges, worksurfaces and tiled splashbacks, five ring gas hob with fitted cooker hood over and waist level double convection oven and grill, integrated appliances including dishwasher, washing machine, tumble dryer and tall fridge freezer, wine cooler and an inset one & ½ bowl drainer-sink unit with mixer tap.

FIRST FLOOR LANDING

Loft hatch, large storage cupboard with shelving, double glazed window to front aspect, doors to:

MASTER BEDROOM

13'9 x 9'9 (4.19m x 2.97m)

Wardrobes with mirrored sliding doors, radiator, coving to ceiling, double glazed window to rear aspect with views over the garden, door to:

EN-SUITE

Walk-in shower enclosure with chrome shower fixings, waterfall style shower head and hand-held shower attachment, dual flush low level wc, vanity enclosed wash hand basin with chrome mixer tap, heated towel rail, part tiled walls, down lights, extractor for ventilation, double glazed window with obscured glass to front aspect for privacy.

BEDROOM

10'8 x 10'8 (3.25m x 3.25m)

Coving to ceiling, radiator, double glazed window to rear aspect with views onto the garden.

BEDROOM

10'9 x 9'8 (3.28m x 2.95m)

Coving to ceiling, radiator, double glazed window to front aspect.

BEDROOM

7'8 x 7'3 (2.34m x 2.21m)

Coving to ceiling, radiator, double glazed window to rear aspect.

BATHROOM

Panelled bath with Victorian style mixer tap and shower attachment, low level wc, pedestal wash hand basin, part tiled walls, shaver point, double glazed window with obscured glass to front aspect.

OUTSIDE - FRONT

Block paved drive providing off road parking for multiple vehicles, sandstone path and steps up to the front door, outside lighting.

GARAGE

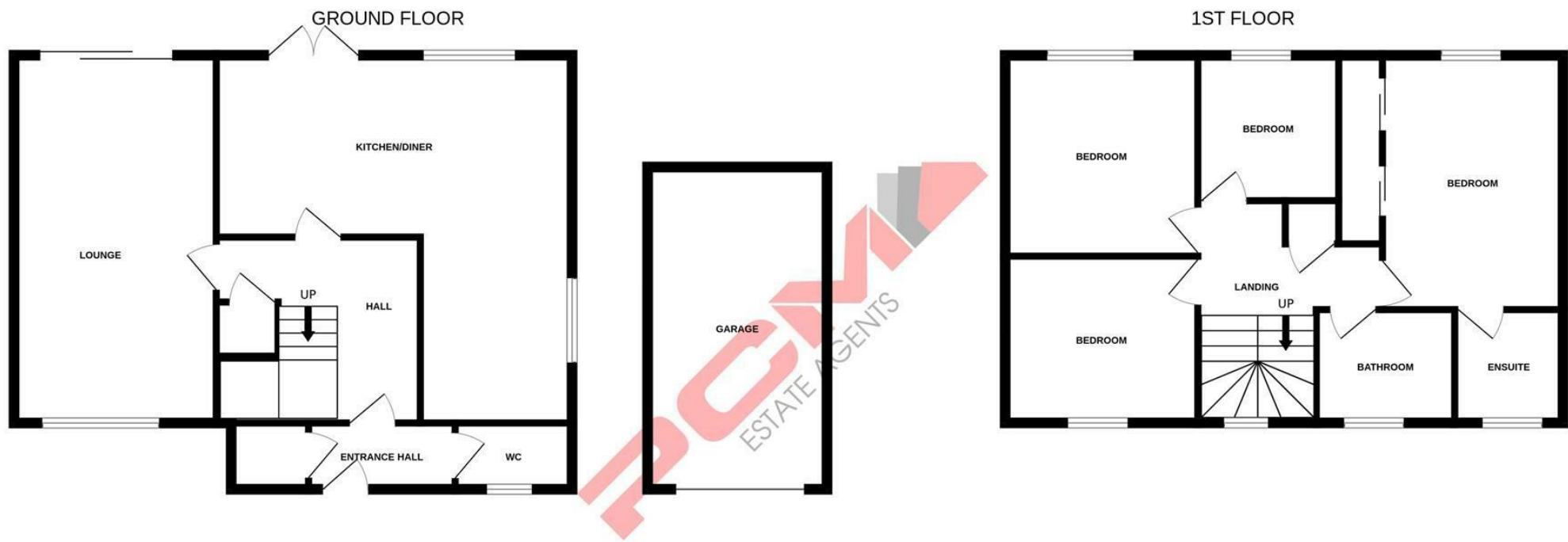
Up and over door, power and lighting.

REAR GARDEN

Landscaped with a sandstone patio abutting the property, outside water tap, section of lawn, established planted beds and borders, retained by railway sleepers, fenced boundaries, path leading to a further patio area at the top corner of the garden, gated side access to front and wooden shed located at the side of the property.

Council Tax Band: D





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		69	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	