





## Property Description

Positioned on the desirable Tyler Close, this distinctive four-bedroom detached residence offers an unusually large footprint with a layout perfectly suited to modern family living and entertaining. The kitchen is beautifully appointed with marble effect quartz work surfaces, a seven-burner range-style cooker and extensive cabinetry, flowing seamlessly into the impressive conservatory/dining room with insulated roof, vaulted ceiling and French doors opening onto the rear garden. Two separate reception rooms provide flexibility for additional living space. The converted garage now provides a dedicated games room with an adjoining separate office, offering excellent versatility for home working or lifestyle use. Upstairs, four bedrooms are complemented by a family bathroom, while the principal bedroom benefits from built-in wardrobes and an en-suite shower room. Externally, the frontage provides driveway parking and garage access, while the enclosed rear garden has been thoughtfully arranged with lawn, patio and covered entertaining area with fitted bar, creating a superb outdoor environment. Tyler Close is regarded as a desirable residential setting, offering a peaceful position while remaining conveniently close to local amenities, schooling and transport links. This is a rare opportunity to secure a truly distinctive family home in a prime location.

## Entrance Hall

Internal hallway with smooth ceiling and recessed spotlights, wood-effect flooring, under-stairs storage and doors into the

lounge, second reception room, kitchen, cloakroom and stairs rising to the first floor, radiator.

## Lounge

23' x 11' 6" ( 7.01m x 3.51m )

Double glazed window to the front aspect, two double glazed windows to the side aspects, double glazed windows and door to the rear aspect, feature fireplace with gas fire, TV point, carpeted flooring, radiator.

## Second Reception Room

10' 6" x 8' 10" ( 3.20m x 2.69m )

Double glazed window to the front aspect, carpeted flooring, radiator.

## Downstairs Cloakroom

Rear aspect double glazed obscured window, smooth ceiling with spotlights, fully tiled flooring, WC, wash hand basin with mixer tap, chrome heated towel rail.

## Kitchen

12' 10" x 11' 6" ( 3.91m x 3.51m )

Rear aspect opening into the conservatory/dining area, fitted range of wall and base units with marble work surfaces incorporating sink and drainer, seven-burner range-style cooker with extractor over, recessed ceiling spotlights and wood-effect flooring continuing through to the conservatory, radiator.

## Conservatory/Dining Area

17' 5" x 12' 2" ( 5.31m x 3.71m )

Dual aspect windows and French doors to the rear garden, vaulted ceiling with exposed beams and recessed spotlights, wood-effect flooring continuing from the kitchen and ample dining and seating space, radiator.

### Utility Room

7' 8" x 5' 8" ( 2.34m x 1.73m )

Door to the side aspect, fitted wall and base units with worktop surface incorporating sink, tiled walls and tiled flooring with access into the games room.

### Games Room

16' 11" x 8' ( 5.16m x 2.44m )

Internal room with smooth ceiling and recessed spotlights, wood-effect flooring and fitted worktop with sink area providing access into the separate office room, radiator.

### Office

Double glazed window and door to the rear aspect, wood-effect flooring, radiator.

### Bedroom One

13' 1" x 12' 6" ( 3.99m x 3.81m )

Double glazed window to the front aspect, built-in wardrobes, carpeted flooring with access into the en-suite shower room, radiator.

### En-Suite

Walk-in shower with sliding glass doors, fully tiled walls and tiled flooring with WC and wash hand basin and a chrome heated towel rail.

### Bedroom Two

13' 1" x 11' 6" ( 3.99m x 3.51m )

Double glazed window to the front aspect, built-in wardrobes, carpeted flooring, radiator.

### Family Bathroom

7' 1" x 6' 2" ( 2.16m x 1.88m )

Double glazed obscured window to the rear aspect, bath with shower over, fully tiled walls and tiled flooring, radiator.

### Bedroom Three

9' 6" x 8' 2" ( 2.90m x 2.49m )

Double glazed window to the rear aspect, built in wardrobe, wood effect flooring, radiator.

### Bedroom Four

9' 2" x 6' 3" ( 2.79m x 1.91m )

Double glazed window to the rear aspect, wood-effect flooring, radiator.

### Outside

Front Approach:

Front aspect with pathway leading to covered storm porch and main entrance door, front garden mainly laid to lawn with mature borders and driveway providing off-road parking and access to the garage.

Rear Garden:

Accessed from the conservatory with lawn, patio seating area, covered entertaining area with fitted bar and pathway leading to a rear gate.

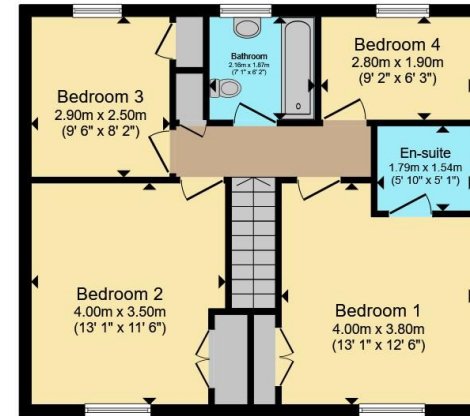








**Ground Floor**



**First Floor**

Total floor area 163.6 m<sup>2</sup> (1,761 sq.ft.) approx

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