



- A smart and modern, extended detached family home, quiet location
- Lounge with feature media wall, separate study/playroom
- Spacious kitchen dining room onto garden, separate utility room, downstairs cloakroom
- Five bedrooms, ensuite bathroom and family bathroom
- Attractive, sunny, maintenance free rear garden with detached timber studio
- Private driveway parking ample parking for three cars with EV charger



"A smart and modern detached house which has been stylishly updated and extended to include a spacious kitchen dining room and sunny, maintenance free garden with large timber studio office".

The accommodation comprises an entrance hallway with handy w.c., staircase rising to first floor and doors to; a study/playroom with window to front. Lounge with feature media wall. The kitchen dining room spans the width of the property and provides a range of fitted units with integrated appliances and a dining area with ample space for a table, there are both patio doors and a singular from this room onto the garden. Separate utility room and storage cupboard.

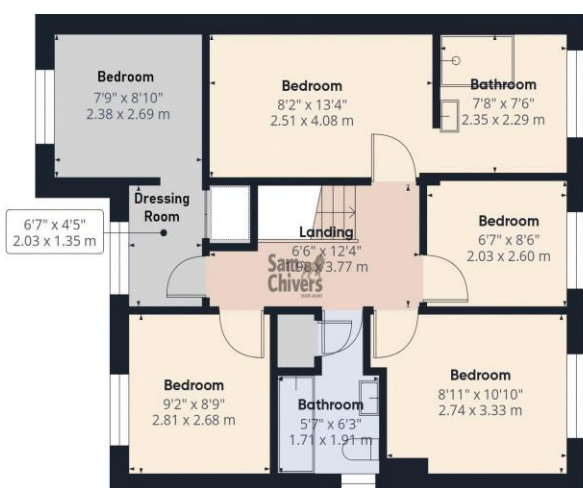
On the first floor there are five bedrooms, the main bedroom enjoys an abundance of natural light from a high-level Velux window and connects to an attractive fully tiled shower room. Family bathroom with shower over bath. Gas central heating and double glazing. Outside to front is a private drive with plenty of space for three cars. EV charging point. Gated access to side leads into an invitingly sunny and private maintenance free garden laid to patio and artificial lawn. Detached timber studio/office with power and lighting and separate secure storage area.

Tenure: Freehold. **Council Tax Band:** E.





Approximate total area^m
1392 ft²
129.4 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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