



- An extremely well presented and extended detached family home
- Lounge with bay window to front, dining room with French doors to side
- Feature fitted kitchen overlooking the rear garden, separate utility room
- Four bedrooms, attractive family bathroom and separate shower room
- Loft store with velux window and views across open fields
- Extensive private drives, EV charging point, large, detached garage and landscaped grounds



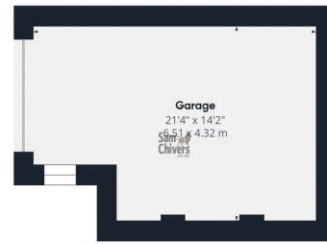
"An extended and very well presented 1930's detached house located in a much sought after residential location, extensive private drive, large garage and well-maintained landscape garden to rear backing onto open fields".

The accommodation comprises a sheltered front door leading into the entrance hallway which has a useful storage cupboard and handy cloakroom. Lounge to front with bay window and a pleasant leafy view. Dining room with French doors to side garden and recess shelving. The kitchen breakfast room overlooks the rear garden and boasts a good range of fitted units with integrated appliances, polished worktops, water softener, waste disposal unit and French doors onto garden. Separate utility room with space for white goods, fitted units and wall hung gas boiler. On the first floor are four bedrooms three of which are good sized doubles and a single bedroom currently arranged as a home office with bespoke fitted units, also on this floor is a feature family bathroom with panelled bath and shower enclosure, plus a separate shower room. From the landing there is a convenient laundry chute dropping down to the utility room and a door with staircase leading to a loft store with a pleasant view across open fields.

Outside to front a level gravelled garden, to the left there is a paved private drive providing parking for three cars in tandem with EV charging point and leading to a large and a detached garage with power, lighting, and roller door. To the right a further private drive. The rear garden has been carefully designed with a porcelain patio, raised flower beds and steps leading to lawn. Composite decked patio with privacy screening, the garden adjoins open fields.

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





Approximate total area^m

1640 ft²
152.4 m²

Reduced headroom

129 ft²
12 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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