



An exceptional 5 bedroom detached family home, built recently by Cala Homes, yet the landlord's have finished the house to an uncompromising standard throughout. The generous accommodation which spans 2647 sqft comprises of a large entrance hall with a utility room, a ground floor guest bedroom with en-suite, a games room, home office and a gym. On the first floor, there are 2 bedrooms, a guest wc, a kitchen/breakfast room and a large living room both with direct access to the landscaped gardens. On the second floor, there are 2 large double bedrooms, with the main bedroom including an en-suite shower room and walk-in wardrobe, whilst there is also a family bathroom. Externally, there is driveway parking for two cars, with additional on road parking available outside. The rear garden has been professionally landscaped providing excellent entertaining space.





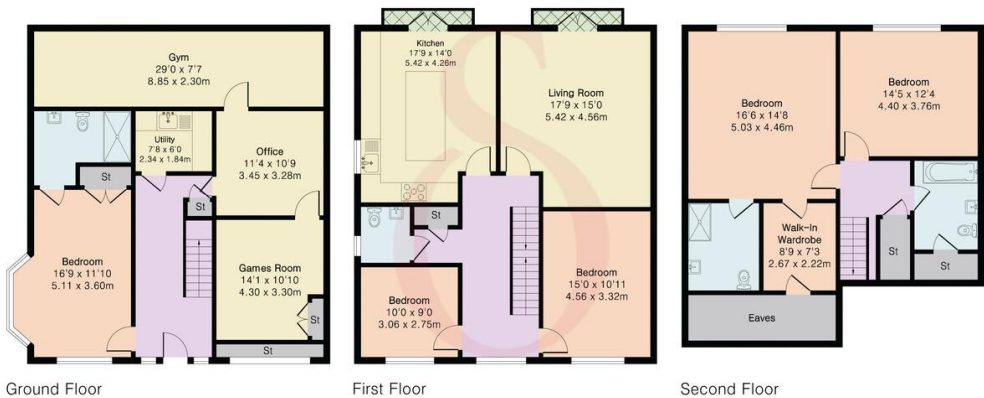


Approximate Gross Internal Area 2647 sq ft - 246 sq m

Ground Floor Area 962 sq ft – 89 sq m

First Floor Area 947 sq ft – 88 sq m

Second Floor Area 738 sq ft – 69 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.