







**The Location**

**Let's Look Inside**

To the front, the living room features a double-glazed bay window, inset TV mount on a media wall, and space for seating and storage. Oak internal doors add a contemporary touch and a high-quality finish. The living room opens into the dining room at the rear, with laminate flooring running through both spaces to create a continuous flow. The dining room has French doors opening to the garden, ideal for summer entertaining. A central hallway links these rooms to the extended kitchen at the rear. Installed in 2021, the kitchen is fitted with cabinetry on all sides and integrated appliances including a four-ring gas hob, oven, fridge-freezer, and space for a washing machine. The layout makes excellent use of the extension, offering both preparation space and storage.

Upstairs, there are two well-proportioned double bedrooms, one at the front and one at the rear, each with space for a bed and freestanding wardrobes. The larger rear bedroom has a double glazed window on the rear aspect taking in green views of the garden and field behind the house, a great view to wake up to each day. A single bedroom at the front is suitable for a nursery, office, or guest space, depending on your needs. The bathroom, fitted in 2018, includes a waterfall shower, low-flush toilet, and sink with storage beneath. It's finished with LVT flooring, an aqua-boarded ceiling for easy upkeep, and a frosted rear-facing window for natural light. An unboarded attic sits above the property, ideal for long term storage and bulkier items to keep the clean, minimal feel of this modern home.

**Step Outside**

The rear garden features an artificial lawn for low-maintenance use, a block-paved seating patio accessed directly from the dining room. The garden is a safe and secure space for children and pets to enjoy, making this a great property for a young family. A detached garage sits off the driveway at the side of the house, with an up and over door, suitable for storage or as a home workshop. The property backs onto open playing fields, enhancing privacy and outlook.

To the front of the house is a block paved driveway offering off-road parking for multiple vehicles, with a low stone wall separating the house from the quiet residential street.

**Additional Information**  
Freehold  
Council Tax Band B

**Room Sizes**

**Living Room**  
11'9" x 10'7" (3.60 x 3.24)

**Dining Room**  
12'7" x 10'8" (3.86 x 3.26)

**Kitchen**  
18'2" x 6'11" (5.56 x 2.12)

**Bathroom**  
6'9" x 6'9" (2.07 x 2.07)

**Bedroom 1**  
12'7" x 10'4" (3.86 x 3.15)

**Bedroom 2**  
10'9" x 10'8" (3.30 x 3.27)

**Bedroom 3**  
7'8" x 6'11" (2.36 x 2.12)

**Garage**  
15'1" x 8'6" (4.60 x 2.61)

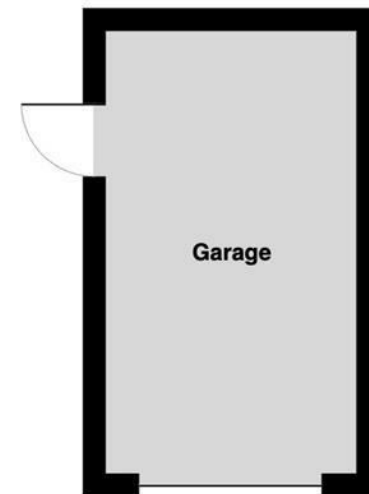












Energy Efficiency Rating		
	Current	Possible
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		

78

66

EU Directive 2002/91/EC

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