



Our View “A beautifully presented property with flexible living accommodation”

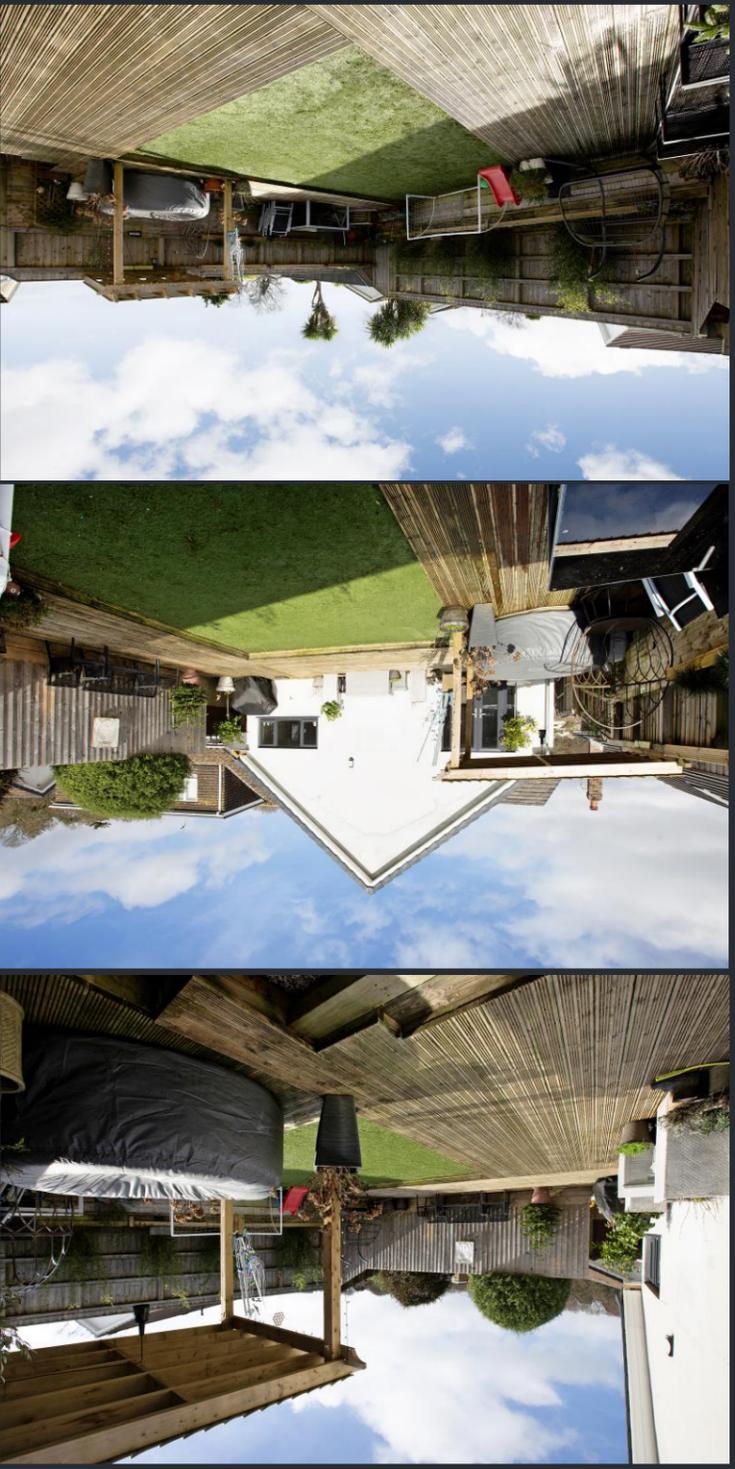
This individual and spacious detached family home offers flexible accommodation with 4/5 bedrooms, well-presented living spaces, off-road parking, and enclosed gardens. The property sits in an elevated position within Aller Park.

The accommodation begins with an entrance hallway featuring wood-effect flooring, which continues throughout much of the ground floor. From here, you access a spacious living room with inset spotlights, a double-glazed front window offering a pleasant open outlook, a feature wall-mounted radiator, and a useful storage cupboard beneath the staircase. Stairs rise from the living room to the first floor. From the entrance hallway, there is also access to the delightful kitchen/dining room, which continues the wood-effect flooring and offers a matching range of base-level units with a mixer-tap sink and drainer. There is space for several appliances including a fridge-freezer, washing machine, range cooker, and dishwasher. The kitchen includes a combination boiler, inset spotlights, and a double-glazed window overlooking the rear. An opening leads through to a snug—an extremely useful and versatile space—with continued flooring and double doors leading out to the garden, along with additional storage. Also from the entrance hallway are two bedrooms, both featuring wood-effect flooring and

double-glazed windows. One bedroom could alternatively be used as a study, complete with an obscured double-glazed window and a useful storage cupboard with shelving. These rooms are served by a downstairs WC, fitted with a low-flush toilet, pedestal wash hand basin, and wall-mounted radiator. From the living room, stairs rise to the first floor where a spacious landing—with eaves storage and a Velux window—provides access to two generous double bedrooms. Both rooms benefit from wood-effect flooring, eaves storage, and Velux windows that provide excellent natural light. Between these bedrooms sits a stunning family bathroom, comprising a low-flush WC, feature wash hand basin with storage beneath, freestanding bath with centre-tap system and shower, obscured side window, and inset spotlights. On the ground floor, the living room also provides access to a staircase leading down to an additional bedroom/reception room. This versatile space features high ceilings, wood-effect flooring, and double doors opening onto the front driveway. Two separate storage cupboards are located here—one of which could potentially be converted into a bathroom. Externally, the property benefits from well-maintained, enclosed gardens. To the front, a block-paved sweeping driveway provides off-road parking for several vehicles. Steps lead up to the front entrance, passing a useful storage unit. To the rear, you will find a well-presented garden featuring a decking area accessed from the kitchen/dining space, ideal for outdoor dining and entertaining. This leads to an area of artificial grass bordered by raised flowerbeds, offering a low-maintenance layout perfect for a growing family

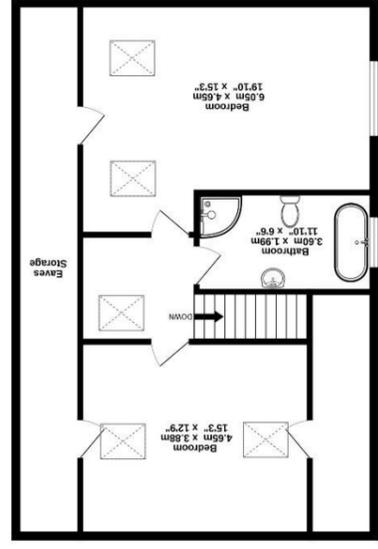
- Superb detached property
- Spacious living room
- Kitchen / dining room
- 4/5 Bedrooms
- Delightful family bathroom
- Enclosed gardens
- Driveway





While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 5/2025

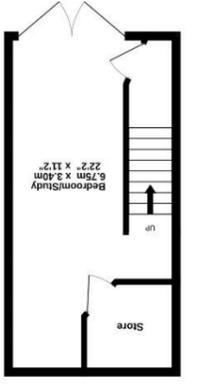
TOTAL FLOOR AREA : 178.7 sqm. (1923 sq.ft.) approx.



1st floor 77.7 sqm. (838 sq.ft.) approx.



2nd floor 78.1 sqm. (840 sq.ft.) approx.



Lower Ground floor 22.9 sqm. (247 sq.ft.) approx.

