



ESTATE AGENTS

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Price £525,000

PCM Estate Agents are delighted to present to the market this BEAUTIFULLY MODERNISED FOUR BEDROOM DETACHED FAMILY HOME, offering spacious and versatile accommodation, and EXTENDED DRIVEWAY with AMPLE OFF ROAD PARKING, a GARAGE with an electric roller door, and an EXTENSIVE FACING REAR GARDEN with a large patio area perfect for outdoor dining and entertaining.

Having recently undergone EXTENSIVE RENOVATION and finished to an EXCEPTIONAL STANDARD throughout, this impressive home is ideal for modern family living. There is also the potential for annexe accommodation, subject to the necessary planning consents.

The accommodation comprises a welcoming entrance hall leading into a STUNNING OPEN PLAN KITCHEN-LOUNGE-DINING AREA. The NEWLY FITTED KITCHEN features elegant QUARTZ WORKSURFACES, an instant hot water tap and a breakfast bar, while double-glazed sliding doors provide seamless access to the rear garden, creating an ideal space for entertaining. There is also a useful UTILITY AREA, a dedicated HOME OFFICE and a separate PLAYROOM/ ADDITIONAL RECEPTION ROOM. Completing the ground floor is a STYLISH SHOWER ROOM and a SEPARATE WC.

To the first floor, the property offers FOUR WELL-PROPORTIONED BEDROOMS, three of which are generous doubles, together with a beautifully appointed family bathroom featuring a FREESTANDING BATH, a separate WALK-IN SHOWER with a waterfall-style showerhead, and high-quality contemporary fittings.

Further benefits include a SMART HOME LIGHTING SYSTEM, double glazing and gas central heating, with every aspect of the property thoughtfully finished to a HIGH SPECIFICATION.

Early viewing is highly recommended to fully appreciate the quality, space and lifestyle this exceptional family home has to offer. Please contact PCM Estate Agents, the owners' sole agents, to arrange your viewing and avoid disappointment.

PRIVATE FRONT DOOR

Opening to:

ENTRANCE HALL

Stairs rising to the first floor landing, radiator, under stairs storage cupboard, glass double doors opening to:

KITCHEN

18' x 13'9 max narrowing to 9'5 (5.49m x 4.19m max narrowing to 2.87m)
Newly fitted with a range of eye and base level units, quartz countertops, inset sink with instant hot water tap, space for range master electric style cooker with extractor above, space and plumbing for American fridge freezer, integrated dishwasher and waste bin, breakfast bar with quartz countertop, additional seating area, radiator, two double glazed windows to rear aspect, door to utility and opening to:

LOUNGE-DINER

18'9 x 10'2 (5.72m x 3.10m)
Radiator, double glazed window to front aspect, double glazed door to rear aspect opening to the garden.

UTILITY

13' x 5'9 (3.96m x 1.75m)
Space and plumbing for washing machine, space for tumble dryer, stainless steel sink with mixer tap, countertop space, radiator, double glazed door to rear aspect, door to home office and further door opening to:

STUDY/ PLAYROOM

12'1 x 7'3 (3.68m x 2.21m)
Radiator, inset ceiling spotlights, door opening to:

SHOWER ROOM

Walk-in shower with waterfall style shower head, wash hand basin with mixer tap and storage beneath, low level dual flush wc, chrome heated style towel rail, double glazed window to rear aspect.

HOME OFFICE

10'6 x 5'9 (3.20m x 1.75m)
Radiator, frosted double glazed window to side aspect, inset ceiling spotlights.

DOWNSTAIRS WC

Low level wc, wash hand basin with mixer tap and storage beneath, heated towel rail, part tiled walls, extractor fan and LED ceiling lighting.

FIRST FLOOR LANDING

Loft hatch, door to:

BEDROOM

12'1 x 11'4 (3.68m x 3.45m)

Radiator, double glazed window to rear aspect.

BEDROOM

10'2 x 9'6 (3.10m x 2.90m)

Radiator, double glazed window to front aspect.

BEDROOM

9' x 7'9 (2.74m x 2.36m)

Radiator, double glazed window to rear aspect.

BEDROOM

11' onto wardrobe x 7'2 (3.35m onto wardrobe x 2.18m)

Radiator, built in wardrobes, double glazed window to front aspect.

FAMILY BATHROOM

Newly fitted suite comprising a walk in shower with waterfall style shower head, freestanding bath, wash hand basin with mixer tap having vanity mirror above and storage below, low level wc, heated towel rail, extractor fan, double glazed window to rear aspect.

OUTSIDE- FRONT

The property benefits from an extended area of off road parking with a dropped kerb providing access for multiple vehicles, door leading to:

GARAGE

Electric up and over door, power and lighting.

REAR GARDEN

A particular feature of the property and extending to a good size with large patio area leading to area of lawn with flower beds and shrubs, steps down to further areas of garden laid principally to lawns with trees, flower beds and shrubs leading to the rear of the garden, where we are advised by the owner that the garden extends to the woodland behind and a portion of this is on a separate title, which will be transferable with the sale of the property.

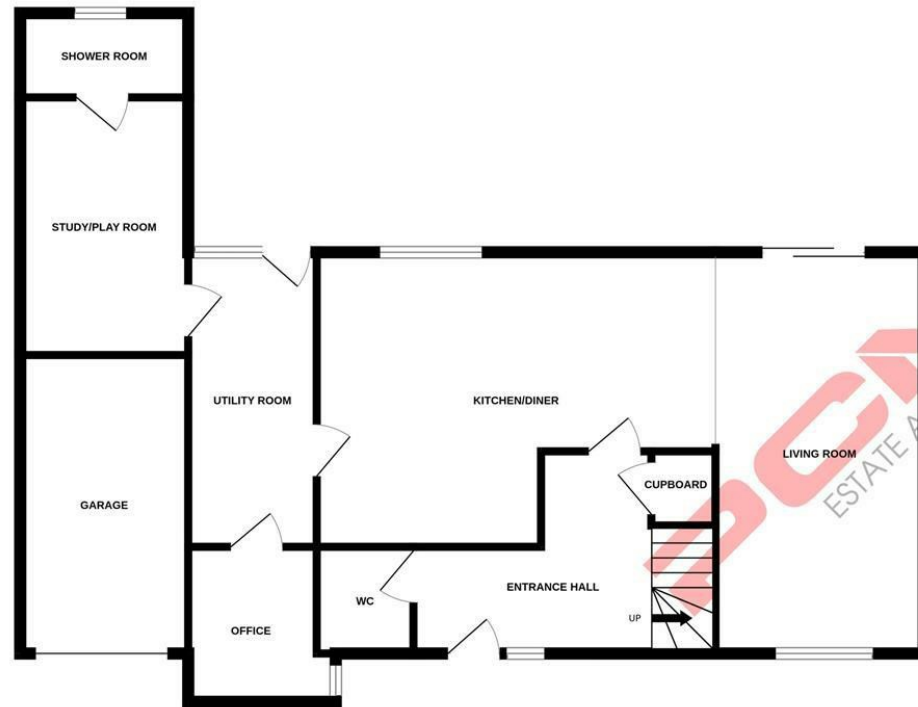
Council Tax Band: E



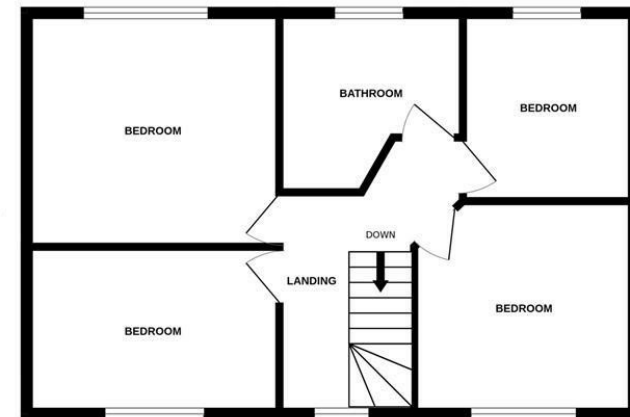




GROUND FLOOR

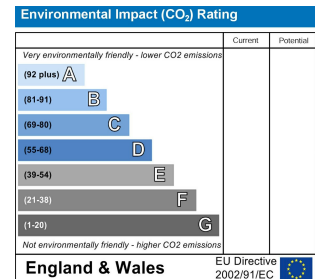
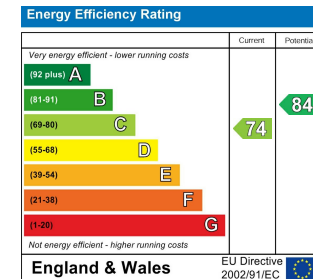


1ST FLOOR



Whilst 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, omission or mis-statement. 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.

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