





Offered for sale with NO UPWARD CHAIN stands this immaculate and well presented four bedroom detached family home. In brief the gas centrally heated and double glazed accommodation comprises of entrance hallway, lounge, dining room, kitchen, conservatory, utility room and cloakroom. To the first floor there are four good sized bedrooms with fitted wardrobes to three of the bedrooms, ensuite to master and family bathroom. Outside the home has off road parking for several vehicles leading to a single garage and enclosed well maintained rear garden. Viewing strictly by appointment only.



## The Accommodation

### Entrance Hall

Entered via a front door, the entrance hall features a radiator, useful understairs storage, and laminate flooring.

### Cloakroom/WC

Fitted with a front elevation window, tiled flooring, low-level WC, wash hand basin, and radiator.

### Dining Room

With front elevation window and radiator.

### Lounge

A spacious lounge featuring French doors opening onto the rear garden, a radiator, and an attractive ornamental coal-effect fireplace with marble surround, backing, and hearth forming the focal point of the room.

### Kitchen

Well-appointed with a rear-elevation window, tiled flooring, a range of eye and base level units with drawers, one-and-a-half bowl sink with drainer built into a preparation worktop, tiled splashbacks, plumbing and space for a dishwasher, and additional space for a fridge, freezer and oven.

### Utility Room

Complementing the kitchen, the utility room offers tiled flooring, a side elevation window, radiator, sink and drainer set into preparation worktops, plumbing and appliance space for a washing machine and tumble dryer, and a wall-mounted central heating boiler.



### Conservatory

Of brick and UPVC construction, the conservatory benefits from French doors to the side elevation, laminate flooring, power and lighting.

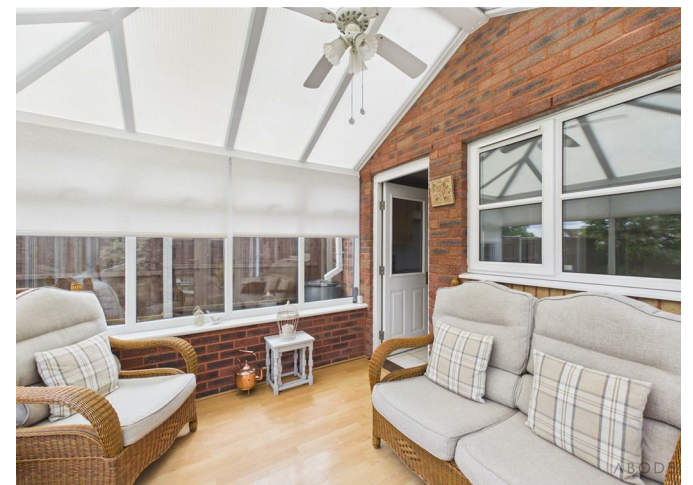
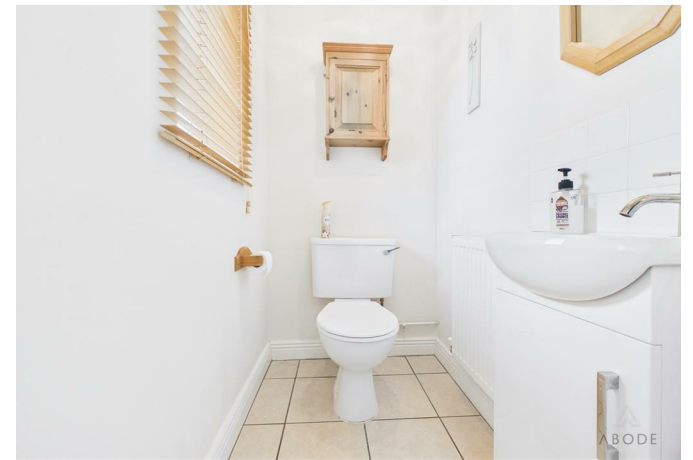
### First Floor Landing

With stairs rising from the ground floor, radiator, and airing cupboard.

### Master Bedroom

A generous principal bedroom with rear elevation







window, radiator, and built-in double wardrobe.

#### En-Suite Shower Room

Comprising a side elevation window, radiator, low-level WC, wash hand basin, and shower cubicle.

#### Bedroom Two

With front elevation window, built-in double wardrobe and radiator.

#### Bedroom Three

With front elevation window, built-in wardrobe and radiator.

#### Bedroom Four

Rear elevation window, loft access and radiator.



#### Family Bathroom

Fitted with a rear elevation window, tiled flooring, radiator, low-level WC, wash hand basin, and panelled bath with shower over.

#### Integral Garage

Benefiting from an up and over door to the front, power and lighting and personal access door leading to the rear garden.

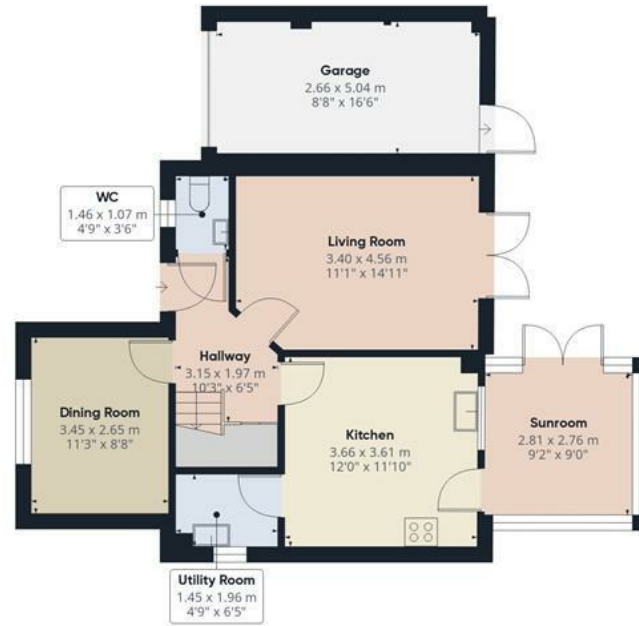
#### Rear Garden

A well maintained and established enclosed rear garden, bordered by timber fencing and featuring a selection of flower beds, borders, lawns, a paved patio area, and an additional sun patio.









Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

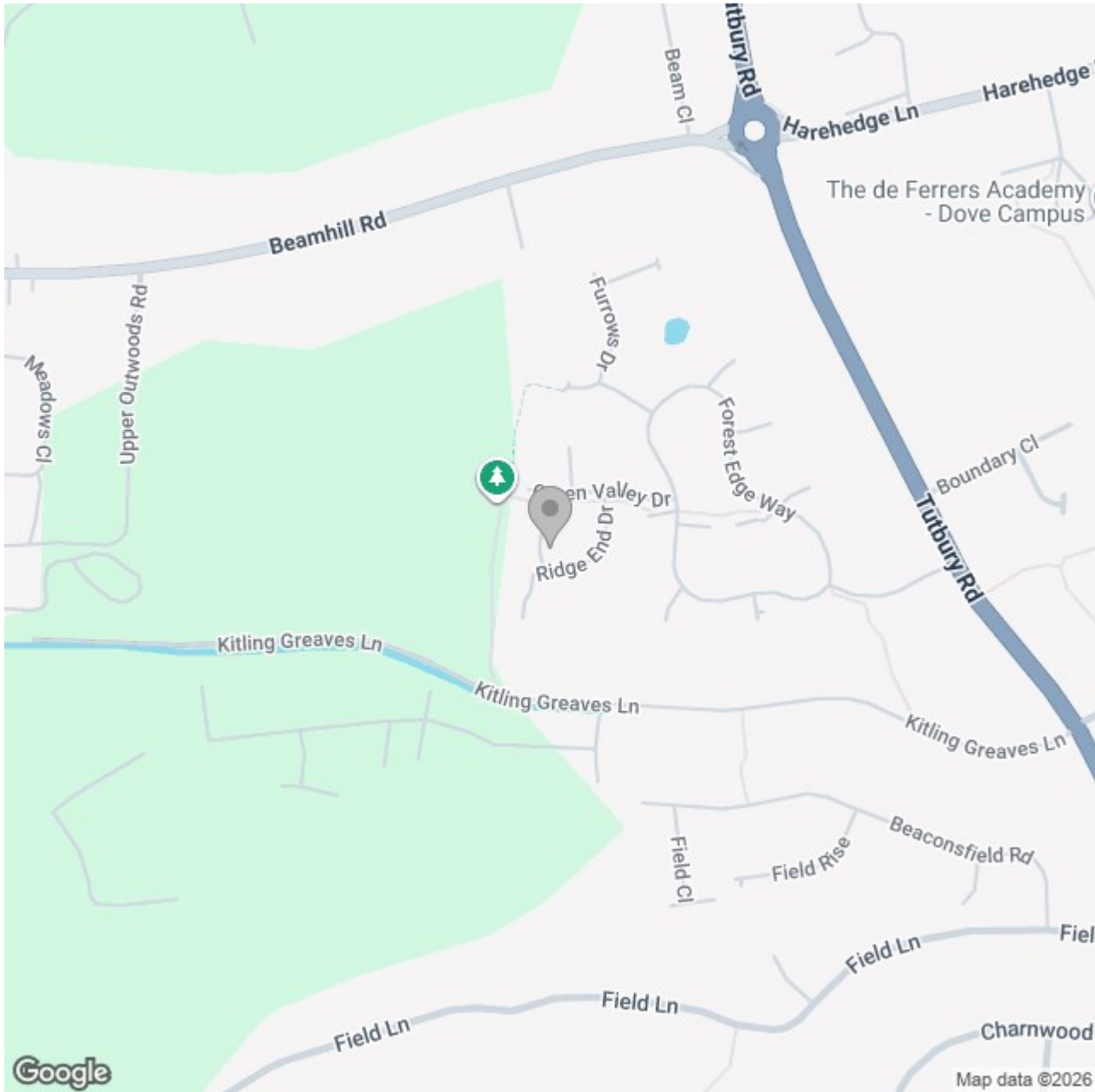
115.8 m<sup>2</sup>

1248 ft<sup>2</sup>


(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Energy Efficiency Rating

|   | Current                    | Potential   |
|---|----------------------------|---|
| 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 |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |